Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19 Yaralla Crescent, St Helena Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,480,000 & $1,530,000

Median sale price

Median price $1,186,500 Property Type House Suburb St Helena

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Eskdale Ct ELTHAM NORTH 3095	$1,470,000	19/03/2025
2	30 Patrick Cl GREENSBOROUGH 3088	$1,516,000	18/03/2025
3	12 Eskholme Rise ST HELENA 3088	$1,570,000	07/12/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/05/2025 11:56

19 Yaralla Crescent, St Helena Vic 3088

Pina Kara
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4 3 2

Property Type: House
Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,530,000
Median House Price
Year ending March 2025: $1,186,500

Comparable Properties



7 Eskdale Ct ELTHAM NORTH 3095 (REI)

4 3 2

Price: $1,470,000
Method: Private Sale
Date: 19/03/2025
Rooms: 7
Property Type: House (Res)
Land Size: 910 sqm approx

Agent Comments



30 Patrick Cl GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,516,000
Method: Private Sale
Date: 18/03/2025
Rooms: 8
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



12 Eskholme Rise ST HELENA 3088 (REI/VG)

4 3 4

Price: $1,570,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 788 sqm approx

Agent Comments

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