Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	3 Fisken Road, Mount Helen Vic 3350

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $616,000 Property Type House Suburb Mount Helen

Period - From 21/05/2024 to 20/05/2025 Source Property Data

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	24 Skirkas Rd BUNINYONG 3357	$1,060,000	11/10/2024
2	114 Fisken Rd MOUNT HELEN 3350	$1,100,000	05/06/2024
3	26 Boundary Rd NAVIGATORS 3352	$1,175,000	30/11/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21/05/2025 12:48

3 Fisken Road, Mount Helen Vic 3350



4 2 2

Rooms: 2
Property Type: House
Land Size: 20250 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
21/05/2024 - 20/05/2025: $616,000

Comparable Properties



24 Skirkas Rd BUNINYONG 3357 (REI/VG)

4 2 2

Price: $1,060,000
Method: Private Sale
Date: 11/10/2024
Property Type: House (Res)
Land Size: 32300 sqm approx

Agent Comments



114 Fisken Rd MOUNT HELEN 3350 (REI/VG)

4 2 2

Price: $1,100,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 48562.32 sqm approx

Agent Comments



26 Boundary Rd NAVIGATORS 3352 (REI/VG)

3 3 5

Price: $1,175,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 31300 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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