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	8 Nyora Grove, Mount Helen Vic 3350

Indicative selling price

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

Range between $249,000 & $272,500

Median sale price*

Median price | Property Type | Suburb Mount Helen

Period - From | to | Source

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	7 Lewis Av MOUNT HELEN 3350	$300,000	21/05/2025
2	12 Sobey St MOUNT HELEN 3350	$250,000	31/10/2024
3	5 Brodie Ct MOUNT HELEN 3350	$275,000	16/05/2024

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: 10/10/2025 09:50

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

8 Nyora Grove, Mount Helen Vic 3350

JellisCraig



0

Property Type: Land
Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price
$249,000 - $272,500
No median price available

Comparable Properties



7 Lewis Av MOUNT HELEN 3350 (REI/VG)

\- - -

Price: $300,000
Method: Private Sale
Date: 21/05/2025
Property Type: Land
Land Size: 1006 sqm approx

Agent Comments



12 Sobey St MOUNT HELEN 3350 (REI/VG)

\- - -

Price: $250,000
Method: Private Sale
Date: 31/10/2024
Property Type: Land
Land Size: 1011 sqm approx

Agent Comments



5 Brodie Ct MOUNT HELEN 3350 (REI/VG)

\- - -

Price: $275,000
Method: Private Sale
Date: 16/05/2024
Property Type: Land
Land Size: 1021 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.