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	1 Elaroo Close, St Helena Vic 3088

Indicative selling price

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

Range between $1,240,000 & $1,350,000

Median sale price

Median price $1,125,000 Property Type House Suburb St Helena

Period - From 29/09/2024 to 28/09/2025 Source Property Data

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	11 Nurla Pl ST HELENA 3088	$1,295,000	20/09/2025
2	62 Avandina Cr GREENSBOROUGH 3088	$1,205,000	18/09/2025
3	2 Tathra Pl ST HELENA 3088	$1,320,000	02/09/2025

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: 29/09/2025 14:33

1 Elaroo Close, St Helena Vic 3088

JellisCraig

Lorraine Grimshaw
9718 2222
0419 311 873
lorrainegrimshaw@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price
$1,240,000 - $1,350,000
Median House Price
29/09/2024 - 28/09/2025: $1,125,000

Comparable Properties



11 Nurla Pl ST HELENA 3088 (REI)

5 2 2

Price: $1,295,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



62 Avandina Cr GREENSBOROUGH 3088 (REI)

4 2 3

Price: $1,205,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 599 sqm approx

Agent Comments



2 Tathra Pl ST HELENA 3088 (REI)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)
Land Size: 923 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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