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	7 Yurana Court, St Helena Vic 3088

Indicative selling price

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

Range between $1,075,000 & $1,175,000

Median sale price

Median price $1,165,000 Property Type House Suburb St Helena

Period - From 01/07/2024 to 30/06/2025 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	32 Yaralla Cr ST HELENA 3088	$1,125,000	09/09/2025
2	9 Moorina Ct ST HELENA 3088	$1,090,000	01/07/2025
3	15 Sunrise Dr GREENSBOROUGH 3088	$1,140,000	29/05/2025

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: 01/10/2025 09:55

7 Yurana Court, St Helena Vic 3088

JellisCraig

Aaron Yeats
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4 2 2

Rooms: 6
Property Type:
Land Size: 757 sqm approx

Agent Comments

Indicative Selling Price
$1,075,000 - $1,175,000
Median House Price
Year ending June 2025: $1,165,000

Comparable Properties



32 Yaralla Cr ST HELENA 3088 (REI)

4 2 2

Price: $1,125,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 660 sqm approx

Agent Comments

9 Moorina Ct ST HELENA 3088 (REI/VG)

4 2 2

Price: $1,090,000
Method: Private Sale
Date: 01/07/2025
Rooms: 7
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments



15 Sunrise Dr GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,140,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 899 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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