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	6 YURANA COURT ST HELENA VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$970,000	&	$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	St Helena
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
7 WINGA PLACE ST HELENA VIC 3088	$980,000	05-Sep-25
191 ST HELENA ROAD GREENSBOROUGH VIC 3088	$998,000	17-Sep-25
1 ANGUS COURT ELTHAM NORTH VIC 3095	$1,080,000	16-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 05 November 2025

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7 WINGA PLACE ST HELENA VIC 3088

3 1 2

Sold Price **$980,000** Sold Date **05-Sep-25**

Distance **0.33km**



191 ST HELENA ROAD GREENSBOROUGH VIC 3088

3 2 2

Sold Price RS **$998,000** Sold Date **17-Sep-25**

Distance **0.72km**



1 ANGUS COURT ELTHAM NORTH VIC 3095

3 2 1

Sold Price RS **$1,080,000** Sold Date **16-Oct-25**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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