

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 Larool Avenue, St Helena Vic 3088

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,137,500 Property Type House Suburb St Helena

Period - From 01/04/2025 to 31/03/2026 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	8 Solway Ct ST HELENA 3088	\$1,035,000	03/03/2026
2	43 Patrick Cl GREENSBOROUGH 3088	\$1,050,000	20/12/2025
3	33 Nulgarrah Cr GREENSBOROUGH 3088	\$955,000	03/12/2025

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.~~

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4 2 2

Property Type: House
Land Size: 793 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,050,000
Median House Price
 Year ending March 2026: \$1,137,500

Comparable Properties



8 Solway Ct ST HELENA 3088 (REI)

Agent Comments

3 2 2

Price: \$1,035,000
Method: Private Sale
Date: 03/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 995 sqm approx



43 Patrick Ct GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 20/12/2025
Property Type: House



33 Nulgarrah Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$955,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Account - Jellis Craig | P: 03 94321444



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