

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 6 Sewell Court, Mount Helen Vic 3350

Indicative selling price

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

Range between \$299,000 & \$320,000

Median sale price

Median price \$420,000 Property Type Unit Suburb Mount Helen

Period - From 21/04/2025 to 20/04/2026 Source Property Data

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	207A Eddy Av MOUNT HELEN 3350	\$340,000	24/11/2025
2	8 Nyora Gr MOUNT HELEN 3350	\$250,000	13/11/2025
3	7 Lewis Av MOUNT HELEN 3350	\$300,000	21/05/2025

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: 21/04/2026 13:56

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Property Type: Land
Land Size: 830 sqm approx
Agent Comments

Indicative Selling Price
\$299,000 - \$320,000
Median Unit Price
21/04/2025 - 20/04/2026: \$420,000

Comparable Properties



207A Eddy Av MOUNT HELEN 3350 (REI)

[Agent Comments](#)



Price: \$340,000
Method: Private Sale
Date: 24/11/2025
Property Type: Land
Land Size: 1000 sqm approx



8 Nyora Gr MOUNT HELEN 3350 (REI)

[Agent Comments](#)



Price: \$250,000
Method: Private Sale
Date: 13/11/2025
Property Type: Land (Res)
Land Size: 686 sqm approx



7 Lewis Av MOUNT HELEN 3350 (REI/VG)

[Agent Comments](#)



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

Account - Ballarat Property Agents | P: 03 5324 2408