

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 42 Bell Avenue, Mount Helen Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,325,000 & \$1,375,000

Median sale price

Median price \$736,250 Property Type House Suburb Mount Helen

Period - From 10/04/2025 to 09/04/2026 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 eighteen 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	6 Mount Helen Dr MOUNT HELEN 3350	\$1,350,000	27/02/2026
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 10/04/2026 13:19



 4  3  6

Property Type: House
Land Size: 20234.3 sqm approx
Agent Comments

Indicative Selling Price
\$1,325,000 - \$1,375,000
Median House Price
10/04/2025 - 09/04/2026: \$736,250

Comparable Properties



6 Mount Helen Dr MOUNT HELEN 3350 (REI)

Agent Comments

 3  2  16

Price: \$1,350,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 20234.30 sqm approx

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 eighteen months.

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