

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

Single price \$249,000

Median sale price

Median price \$315,000

Property Type Vacant land

Suburb Mount Helen

Period - From 23/06/2025

to 22/06/2026

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	18 Mount Helen Av MOUNT HELEN 3350	\$330,000	11/02/2026
2	207A Eddy Av MOUNT HELEN 3350	\$340,000	24/11/2025
3	8 Nyora Gr MOUNT HELEN 3350	\$250,000	13/11/2025

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:

23/06/2026 16:50

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Indicative Selling Price

\$249,000

Median Land Price

23/06/2025 - 22/06/2026: \$315,000



Property Type: Land

Land Size: 830 sqm approx

Agent Comments

Comparable Properties



18 Mount Helen Av MOUNT HELEN 3350 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 11/02/2026

Property Type: Land

Land Size: 810 sqm approx



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

Account - Ballarat Property Agents | P: 03 5324 2408