

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

3 Vanessa Court, St Helena VIC 3088

Indicative selling price

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

Range between

\$1,300,000

&

\$1,390,000

Median sale price

Median price

\$1,101,000

Property Type

House

Suburb

St Helena

Period - From

10/09/2025

to

09/03/2026

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-------------|--------------|
| 66 Ramptons Road Eltham North VIC | \$1,317,500 | 25/09/2025 |
| 19 Vanessa Court St Helena VIC | \$1,340,000 | 18/11/2025 |
| | | |

This Statement of Information was prepared on:

10/03/2026