

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

11 Covala Court, St Helena Vic 3088

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	3 Murrays PI ELTHAM NORTH 3095	\$1,455,000	23/03/2026
2	7 Melissa Ct ELTHAM NORTH 3095	\$1,407,000	28/02/2026
3	10 Wickham PI ST HELENA 3088	\$1,425,000	01/12/2025

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.~~

This Statement of Information was prepared on:

27/04/2026 14:16



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  2
  2

Property Type: House (Previously Occupied - Detached)

Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2026: \$1,137,500

Comparable Properties



3 Murrays PI ELTHAM NORTH 3095 (REI)

Agent Comments

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  2
  2

Price: \$1,455,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)

Land Size: 970 sqm approx



7 Melissa Ct ELTHAM NORTH 3095 (REI)

Agent Comments

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  2

Price: \$1,407,000

Method: Private Sale

Date: 28/02/2026

Property Type: House

Land Size: 844 sqm approx



10 Wickham PI ST HELENA 3088 (REI/VG)

Agent Comments

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  2

Price: \$1,425,000

Method: Private Sale

Date: 01/12/2025

Property Type: House

Land Size: 710 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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