

# 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 34 Covala Court, St Helena Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,270,000 & \$1,370,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb St Helena

Period - From 01/10/2025 to 31/12/2025 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	19 Vanessa Ct ST HELENA 3088	\$1,340,000	18/11/2025
2	1 Elaroo CI ST HELENA 3088	\$1,360,000	22/10/2025
3	2 Tathra PI ST HELENA 3088	\$1,320,000	02/09/2025

**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: 19/02/2026 10:17



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**Property Type:** House  
**Land Size:** 816 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,270,000 - \$1,370,000  
**Median House Price**  
December quarter 2025: \$1,250,000

## Comparable Properties

19 Vanessa Ct ST HELENA 3088 (VG)

[Agent Comments](#)

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**Price:** \$1,340,000  
**Method:** Sale  
**Date:** 18/11/2025  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



1 Elaroo Cl ST HELENA 3088 (REI/VG)

[Agent Comments](#)

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**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 22/10/2025  
**Property Type:** House (Res)  
**Land Size:** 686 sqm approx



2 Tathra Pl ST HELENA 3088 (REI/VG)

[Agent Comments](#)

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**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 02/09/2025  
**Property Type:** House (Res)  
**Land Size:** 923 sqm approx

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