

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 Lesay Drive, St Helena Vic 3088

Indicative selling price

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

Range between \$1,050,000

&

\$1,125,000

Median sale price

Median price \$1,285,000

Property Type House

Suburb St Helena

Period - From 01/07/2025

to

30/06/2026

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	2 Citriodora Ct DIAMOND CREEK 3089	\$1,125,000	02/06/2026
2	36 Tamboon Dr ST HELENA 3088	\$1,090,000	09/05/2026
3	6 Larool Av ST HELENA 3088	\$1,067,000	27/04/2026

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:

23/07/2026 09:00



Rooms: 6

Property Type: House

Land Size: 633 sqm approx

Agent Comments

Comparable Properties



2 Citriondora Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 02/06/2026

Property Type: House (Res)

Land Size: 781 sqm approx



36 Tamboon Dr ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 09/05/2026

Property Type: House

Land Size: 767 sqm approx



6 Larool Av ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$1,067,000

Method: Private Sale

Date: 27/04/2026

Property Type: House (Res)

Land Size: 793 sqm approx