

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

17 Yaralla Crescent, St Helena VIC 3088

Indicative selling price

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

Range between

\$1,010,000

&

\$1,110,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

St Helena

Period - From

11/02/2026

to

10/08/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Marino Way Greensborough	\$1,200,000	16/06/2026
22 Jessop St Greensborough	\$1,170,000	12/06/2026
5 Warringah Crescent Eltham North VIC	\$1,052,500	09/06/2026

This Statement of Information was prepared on:

11/08/2026