

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

3/18 HELENE STREET ARDEER VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Ardeer

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

1/20 HELENE STREET ARDEER VIC 3022	\$545,000	06-Mar-25
1/36 BLANCHE STREET ARDEER VIC 3022	\$600,000	21-Feb-26
5/66 BLANCHE STREET ARDEER VIC 3022	\$630,000	30-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 06 July 2026

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1/20 HELENE STREET ARDEER VIC 3022

Sold Price

\$545,000

Sold Date

06-Mar-25

 3

 2

 1

Distance

0.05km



1/36 BLANCHE STREET ARDEER VIC 3022

Sold Price

\$600,000

Sold Date

21-Feb-26

 3

 1

 1

Distance

0.16km



5/66 BLANCHE STREET ARDEER VIC 3022

Sold Price

^{RS} **\$630,000**

Sold Date

30-Apr-26

 3

 1

 2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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