

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

42 Oakbank Drive, Mount Helen Vic 3350

Indicative selling price

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

Range between \$835,000 & \$865,000

Median sale price

Median price \$790,000 Property Type House Suburb Mount Helen

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	7 Eilish Ct MOUNT HELEN 3350	\$830,000	01/05/2026
2	10 The Horizon MOUNT HELEN 3350	\$850,000	25/11/2025
3	3 Logan Ct MOUNT HELEN 3350	\$840,000	03/07/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

25/06/2026 09:33



 4  2  2

Property Type: Residential House

Land Size: 863 sqm approx

Agent Comments

Indicative Selling Price

\$835,000 - \$865,000

Median House Price

March quarter 2026: \$790,000

Comparable Properties



7 Eilish Ct MOUNT HELEN 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$830,000

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 800 sqm approx



10 The Horizon MOUNT HELEN 3350 (REI/VG)

Agent Comments

 4  2  4

Price: \$850,000

Method: Private Sale

Date: 25/11/2025

Property Type: House

Land Size: 1208 sqm approx



3 Logan Ct MOUNT HELEN 3350 (REI)

Agent Comments

 4  2  2

Price: \$840,000

Method: Private Sale

Date: 03/07/2025

Property Type: House

Land Size: 879 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555