

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 and
postcode

5 WHITNEY CLOSE MOUNT HELEN VIC 3350

Indicative selling price

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

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Other

Suburb

Mount Helen

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

33 ST MARTINS PLACE MOUNT CLEAR VIC 3350	\$430,000	30-Nov-25
504 PALMERSTON STREET BUNINYONG VIC 3357	\$415,000	25-May-23
202 BARKLY STREET BUNINYONG VIC 3357	\$460,000	02-Oct-23

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: 23 February 2026


**33 ST MARTINS PLACE MOUNT
CLEAR VIC 3350**

Sold Price **\$430,000** Sold Date **30-Nov-25**
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Distance **1.47km**

**504 PALMERSTON STREET
BUNINYONG VIC 3357**

Sold Price **\$415,000** Sold Date **25-May-23**
 -  -  -

Distance **2.36km**

**202 BARKLY STREET BUNINYONG
VIC 3357**

Sold Price **\$460,000** Sold Date **02-Oct-23**
 -  -  -

Distance **2.65km**
RS = Recent sale

UN = Undisclosed Sale

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