

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

8 Park Lane, Mount Helen Vic 3350

Indicative selling price

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

Range between \$660,000 & \$670,000

Median sale price

Median price \$762,500

Property Type House

Suburb Mount Helen

Period - From 13/05/2025

to 12/05/2026

Source Property Data

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	1 Ferndale Ct MOUNT HELEN 3350	\$642,500	13/02/2026
2	36 Oakbank Dr MOUNT HELEN 3350	\$725,000	17/12/2025
3	8 Boak Av MOUNT HELEN 3350	\$630,000	21/08/2025

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:

13/05/2026 15:03



3 2 4

Rooms: 9

Property Type: House

Land Size: 837 sqm approx

Agent Comments

Comparable Properties



1 Ferndale Ct MOUNT HELEN 3350 (VG)

Agent Comments

3 - -

Price: \$642,500

Method: Sale

Date: 13/02/2026

Property Type: House (Res)

Land Size: 863 sqm approx



36 Oakbank Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$725,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 892 sqm approx



8 Boak Av MOUNT HELEN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$630,000

Method: Private Sale

Date: 21/08/2025

Property Type: House

Land Size: 822 sqm approx