

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

9 Covala Court, St Helena Vic 3088

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,304,500

Property Type House

Suburb St Helena

Period - From 01/04/2026

to

30/06/2026

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	60 Tamboon Dr ST HELENA 3088	\$1,400,000	11/08/2026
2	340 Beales Rd GREENSBOROUGH 3088	\$1,370,000	17/07/2026
3	5 David Hockney Dr DIAMOND CREEK 3089	\$1,435,000	01/07/2026

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 six months.~~

This Statement of Information was prepared on:

25/08/2026 13:36

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2026: \$1,304,500



4 2 2

Rooms: 9

Property Type: House (Res)

Land Size: 940 sqm approx

Agent Comments

Comparable Properties



60 Tamboon Dr ST HELENA 3088 (REI)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 11/08/2026

Property Type: House



340 Beales Rd GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Private Sale

Date: 17/07/2026

Rooms: 5

Property Type: House (Res)

Land Size: 794 sqm approx



5 David Hockney Dr DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 2

Price: \$1,435,000

Method: Private Sale

Date: 01/07/2026

Property Type: House (Res)

Land Size: 1000 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192