

## 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

9 OAKBANK DRIVE MOUNT HELEN VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$895,000

&

\$965,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Mount Helen

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|  |             |           |
|--|-------------|-----------|
| 110 PALMERSTON STREET BUNINYONG VIC 3357 | \$940,000   | 04-Apr-25 |
| 30 TIMBERTOP DRIVE MOUNT HELEN VIC 3350  | \$895,000   | 01-May-25 |
| 301 SCOTT STREET BUNINYONG VIC 3357      | \$1,170,000 | 11-Mar-25 |

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.

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**110 PALMERSTON STREET  
 BUNINYONG VIC 3357**

 4  2  2

Sold Price <sup>RS</sup> **\$940,000** <sup>UN</sup> Sold Date **04-Apr-25**

Distance **3.32km**



**30 TIMBERTOP DRIVE MOUNT  
 HELEN VIC 3350**

 4  2  4

Sold Price <sup>RS</sup> **\$895,000** Sold Date **01-May-25**

Distance **0.73km**



**301 SCOTT STREET BUNINYONG  
 VIC 3357**

 5  2  -

Sold Price <sup>RS</sup> **\$1,170,000** Sold Date **11-Mar-25**

Distance **3.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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