

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

7 Winga Place, St Helena Vic 3088

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,133,750

Property Type House

Suburb St Helena

Period - From 01/07/2024

to 30/09/2024

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	26 Allumba Dr ST HELENA 3088	\$1,005,000	08/11/2024
2	294 St Helena Rd ST HELENA 3088	\$950,000	22/08/2024
3	23 Wahroonga Cr GREENSBOROUGH 3088	\$987,000	02/07/2024

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:

20/11/2024 11:15



3
 1
 2

Property Type: House
Land Size: 755 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2024: \$1,133,750

Comparable Properties



26 Allumba Dr ST HELENA 3088 (REI)

Agent Comments

4
 2
 2

Price: \$1,005,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 655 sqm approx



294 St Helena Rd ST HELENA 3088 (REI)

Agent Comments

3
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 2

Price: \$950,000
Method: Private Sale
Date: 22/08/2024
Rooms: 8
Property Type: House (Res)
Land Size: 948 sqm approx



23 Wahroonga Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3
 2
 2

Price: \$987,000
Method: Private Sale
Date: 02/07/2024
Property Type: House
Land Size: 818 sqm approx

Account - Barry Plant | P: 03 9842 8888