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	56 Allumba Drive, St Helena Vic 3088

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,220,000 Property Type House Suburb St Helena

Period - From 01/04/2024 to 30/06/2024 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	251 St Helena Rd GREENSBOROUGH 3088	$965,000	09/07/2024
2	40 Dunbarton Dr ELTHAM NORTH 3095	$1,100,000	01/06/2024
3	58 Tallow Wood Dr GREENSBOROUGH 3088	$1,170,000	17/02/2024

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: 06/08/2024 13:15

56 Allumba Drive, St Helena Vic 3088

4 2 2

Property Type: House
Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2024: $1,220,000

Comparable Properties

251 St Helena Rd GREENSBOROUGH 3088 (REI)

4 2 2

Price: $965,000
Method: Private Sale
Date: 09/07/2024
Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments

40 Dunbarton Dr ELTHAM NORTH 3095 (REI)

4 2 2

Price: $1,100,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

58 Tallow Wood Dr GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,170,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

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