

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

2 Tathra Place, St Helena Vic 3088

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,165,000

Property Type House

Suburb St Helena

Period - From 01/07/2024

to

30/06/2025

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	191 Beales Rd ST HELENA 3088	\$1,092,000	28/07/2025
2	17 Viewgrand Way GREENSBOROUGH 3088	\$1,200,000	03/04/2025
3	12 Greenview Ct GREENSBOROUGH 3088	\$1,205,000	27/03/2025

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:

28/08/2025 12:33



 4  2  2

Property Type: House
Land Size: 923 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
Year ending June 2025: \$1,165,000

Comparable Properties



191 Beales Rd ST HELENA 3088 (REI)

 3  2  2

Price: \$1,092,000
Method: Private Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments
Study x 2



17 Viewgrand Way GREENSBOROUGH 3088 (REI/VG)

 4  2  4

Price: \$1,200,000
Method: Private Sale
Date: 03/04/2025
Property Type: House (Res)
Land Size: 621 sqm approx

Agent Comments



12 Greenview Ct GREENSBOROUGH 3088 (REI)

 4  2  2

Price: \$1,205,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 500 sqm approx

Agent Comments

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