

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

22 Allumba Drive, St Helena Vic 3088

Indicative selling price

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

Range between \$975,000

&

\$1,070,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb St Helena

Period - From 05/09/2024

to

04/09/2025

Source

Property Data

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	9 Moorina Ct ST HELENA 3088	\$1,090,000	01/07/2025
2	34 Tamboon Dr ST HELENA 3088	\$1,070,000	15/05/2025
3	64 Allumba Dr ST HELENA 3088	\$915,000	12/04/2025

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:

05/09/2025 16:58



 4  2  2

Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$975,000 - \$1,070,000
Median House Price
05/09/2024 - 04/09/2025: \$1,125,000

Comparable Properties

9 Moorina Ct ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,090,000
Method: Private Sale
Date: 01/07/2025
Rooms: 7
Property Type: House (Res)
Land Size: 746 sqm approx



34 Tamboon Dr ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,070,000
Method: Private Sale
Date: 15/05/2025
Rooms: 9
Property Type: House (Res)
Land Size: 707 sqm approx



64 Allumba Dr ST HELENA 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$915,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 674 sqm approx

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