Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7 Winga Place, St Helena Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$980,0	00 &	\$1,070,000	
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Median sale price

Median price	\$1,165,000	Pro	perty 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

Aut	areas or comparable property	1 1100	Date of Sale
1	11 Angus Ct ELTHAM NORTH 3095	\$1,075,000	11/07/2025
2	4 Toombarra PI GREENSBOROUGH 3088	\$1,062,000	21/06/2025
3	3 Strickland Ct GREENSBOROUGH 3088	\$980,000	23/05/2025

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:	15/07/2025 15:12



Date of sale







Property Type: House Land Size: 755 sqm approx

Agent Comments

Indicative Selling Price \$980,000 - \$1,070,000 **Median House Price** Year ending June 2025: \$1,165,000

Comparable Properties



11 Angus Ct ELTHAM NORTH 3095 (REI)

Agent Comments

Price: \$1,075,000 Method: Private Sale Date: 11/07/2025

Property Type: House (Res) Land Size: 713 sqm approx



4 Toombarra PI GREENSBOROUGH 3088 (REI)



Agent Comments

Price: \$1,062,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 806 sqm approx

3 Strickland Ct GREENSBOROUGH 3088 (REI)

Agent Comments

Price: \$980,000 Method: Private Sale Date: 23/05/2025

Rooms: 4

Property Type: House (Res) Land Size: 847 sqm approx

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





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