

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 \$980,000

&

\$1,070,000

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	11 Angus Ct ELTHAM NORTH 3095	\$1,075,000	11/07/2025
2	4 Toombarra Pl 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



 3  1  2

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

 3  2  2

Price: \$1,075,000
Method: Private Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 713 sqm approx



4 Toombarra Pl GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

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

 3  1  1

Price: \$980,000
Method: Private Sale
Date: 23/05/2025
Rooms: 4
Property Type: House (Res)
Land Size: 847 sqm approx

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