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	36 TAMBOON DRIVE ST HELENA VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,050,000	&	$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	St Helena
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
17-19 CARNON STREET GREENSBOROUGH VIC 3088	1120000	24-Apr-26
25 NULGARRAH CRESCENT GREENSBOROUGH VIC 3088	1091500	22-Feb-26
43 PATRICK CLOSE GREENSBOROUGH VIC 3088	1050000	20-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 02 May 2026

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17-19 CARNON STREET GREENSBOROUGH VIC 3088

4 2 2

Sold Price RS 1120000 Sold Date 24-Apr-26

Distance 1.25km



25 NULGARRAH CRESCENT GREENSBOROUGH VIC 3088

4 2 3

Sold Price RS 1091500 Sold Date 22-Feb-26

Distance 0.54km



43 PATRICK CLOSE GREENSBOROUGH VIC 3088

4 2 2

Sold Price RS 1050000 Sold Date 20-Dec-25

Distance 1.37km

RS = Recent sale **UN** = Undisclosed Sale

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