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	59 Allumba Drive, St Helena Vic 3088

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	30 Arcadia Way ELTHAM NORTH 3095	$1,200,000	06/09/2025
2	3 Ballandry Cr GREENSBOROUGH 3088	$1,165,000	26/07/2025
3	15 Sunrise Dr GREENSBOROUGH 3088	$1,140,000	29/05/2025

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: 30/09/2025 15:54

59 Allumba Drive, St Helena Vic 3088

JellisCraig

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 944 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2025: $1,165,000

Comparable Properties



30 Arcadia Way ELTHAM NORTH 3095 (REI)

4 3 2

Price: $1,200,000
Method: Private Sale
Date: 06/09/2025
Property Type: House
Land Size: 1082 sqm approx

Agent Comments



3 Ballandry Cr GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,165,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments



15 Sunrise Dr GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,140,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 899 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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