

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 34 Allumba Drive, 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 \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,250,000 Property Type House Suburb St Helena
Period - From 01/10/2025 to 31/12/2025 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	31 Weidlich Rd ELTHAM NORTH 3095	\$1,185,000	27/11/2025
2	7 Acworth Ct GREENSBOROUGH 3088	\$1,275,000	18/11/2025
3	59 Allumba Dr ST HELENA 3088	\$1,250,000	09/10/2025

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:

02/02/2026 11:35



Property Type: House

Land Size: 656 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

December quarter 2025: \$1,250,000

Comparable Properties



31 Weidlich Rd ELTHAM NORTH 3095 (REI)



4



2



2

Price: \$1,185,000

Method: Sold Before Auction

Date: 27/11/2025

Property Type: House (Res)

Land Size: 859 sqm approx

[Agent Comments](#)



7 Acworth Ct GREENSBOROUGH 3088 (REI/VG)



4



2



2

Price: \$1,275,000

Method: Private Sale

Date: 18/11/2025

Property Type: House

Land Size: 694 sqm approx

[Agent Comments](#)



59 Allumba Dr ST HELENA 3088 (REI)



4



2



2

Price: \$1,250,000

Method: Private Sale

Date: 09/10/2025

Property Type: House (Res)

Land Size: 944 sqm approx

[Agent Comments](#)

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