

# 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

34 Allumba Drive, St Helena Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



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**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)**

**Agent Comments**

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**Price:** \$1,185,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2025  
**Property Type:** House (Res)  
**Land Size:** 859 sqm approx



**7 Acworth Ct GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 18/11/2025  
**Property Type:** House  
**Land Size:** 694 sqm approx



**59 Allumba Dr ST HELENA 3088 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 09/10/2025  
**Property Type:** House (Res)  
**Land Size:** 944 sqm approx

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