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 $950,000 & $1,040,000

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	6 Naroo Cl GREENSBOROUGH 3088	$990,000	05/07/2025
2	17 Wolangi Ct GREENSBOROUGH 3088	$870,000	30/05/2025
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: 28/07/2025 11:03

7 Winga Place, St Helena Vic 3088



3 1 2

Property Type: House
Land Size: 755 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
Year ending June 2025: $1,165,000

Comparable Properties



6 Naroo Cl GREENSBOROUGH 3088 (REI)

3 1 2

Price: $990,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



17 Wolangi Ct GREENSBOROUGH 3088 (REI/VG)

3 1 2

Price: $870,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 617 sqm approx

Agent Comments

3 Strickland Ct GREENSBOROUGH 3088 (REI)

3 1 1

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

Agent Comments

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

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