

# 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

14 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

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,101,000

Property Type

House

Suburb

St Helena

Period - From

18/09/2025

to

17/03/2026

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Elaroo Close St Helena	\$1,360,000	22/10/2025
34 Covala Crt St. Helena	\$1,352,000	07/03/2026
59 Allumba Drive St Helena	\$1,250,000	11/10/2025

This Statement of Information was prepared on:

18/03/2026