

# 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

65 Maxine 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,220,000 Property Type House Suburb St Helena

Period - From 01/04/2024 to 30/06/2024 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 | 56 Allumba Dr ST HELENA 3088     | \$1,195,000 | 28/08/2024   |
| 2 | 16 Ungara Cl ELTHAM NORTH 3095   | \$1,260,000 | 29/07/2024   |
| 3 | 43 St Clems St ELTHAM NORTH 3095 | \$1,210,000 | 06/07/2024   |

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:

12/09/2024 15:40

65 Maxine Drive, St Helena Vic 3088



 4  2  2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 818 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
June quarter 2024: \$1,220,000

## Comparable Properties



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

**Agent Comments**

 4  2  2

**Price:** \$1,195,000  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



**16 Ungara CI ELTHAM NORTH 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 29/07/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx



**43 St Clems St ELTHAM NORTH 3095 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** House (Res)  
**Land Size:** 831 sqm approx

**Account - Ray White Eltham | P: 03 9431 3425**



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