

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

250 St Helena Road, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,006,000 Property Type House Suburb Greensborough

Period - From 01/04/2026 to 30/06/2026 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	32 Allumba Dr ST HELENA 3088	\$930,000	11/07/2026
2	157 Weidlich Rd ELTHAM NORTH 3095	\$930,000	24/06/2026
3	23 St Helena Rd GREENSBOROUGH 3088	\$900,000	03/06/2026

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:

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Property Type: House
Land Size: 900 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$920,000
Median House Price
 June quarter 2026: \$1,006,000

Comparable Properties



32 Allumba Dr ST HELENA 3088 (REI)

Agent Comments



Price: \$930,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 656 sqm approx



157 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 24/06/2026
Property Type: House (Res)
Land Size: 615 sqm approx



23 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 03/06/2026
Property Type: House (Res)
Land Size: 966 sqm approx

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