

## 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

117 The Boulevard, North Warrandyte, Vic 3113

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,540,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/10/2024

to

31/12/2024

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	176 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,001,000	18/02/2025
2	125 Brackenbury St WARRANDYTE 3113	\$1,070,000	29/01/2025
3	44 Dingley Dell Rd NORTH WARRANDYTE 3113	\$1,022,000	11/11/2024

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:

07/03/2025 12:40

117 The Boulevard, North Warrandyte Vic 3113



first  
national  
REAL ESTATE | Bill Schlink

Isaac Fakhri

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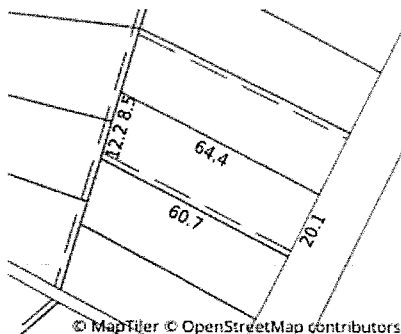
isaac@billschlink.com.au

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

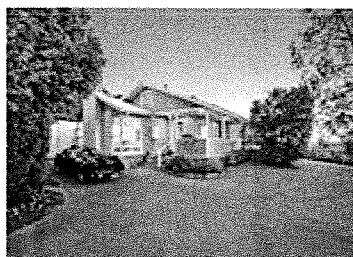
December quarter 2024: \$1,540,000



**Property Type:**

Agent Comments

## Comparable Properties



**176 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)**

Agent Comments



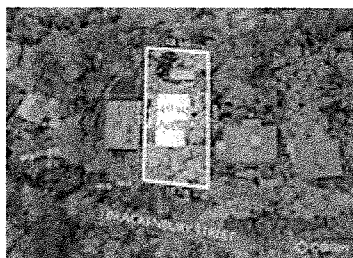
**Price:** \$1,001,000

**Method:** Private Sale

**Date:** 18/02/2025

**Property Type:** House

**Land Size:** 1344 sqm approx



**125 Brackenbury St WARRANDYTE 3113 (REI)**

Agent Comments



**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 29/01/2025

**Property Type:** House

**Land Size:** 849 sqm approx



**44 Dingley Dell Rd NORTH WARRANDYTE 3113 (REI)**

Agent Comments



**Price:** \$1,022,000

**Method:** Private Sale

**Date:** 11/11/2024

**Property Type:** House

**Land Size:** 1517 sqm approx

**Account** - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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