

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

119 The Boulevard, North Warrandyte Vic 3113

Indicative selling price

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

Range between \$935,000

&

\$1,025,000

Median sale price

Median price \$1,421,000

Property Type House

Suburb North Warrandyte

Period - From 01/04/2025

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	91 Pound Rd WARRANDYTE 3113	\$1,045,000	16/05/2025
2	117 The Boulevard NORTH WARRANDYTE 3113	\$1,000,000	04/04/2025
3	19 Boyd St NORTH WARRANDYTE 3113	\$980,000	01/04/2025

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:

04/08/2025 11:47

119 The Boulevard, North Warrandyte Vic 3113



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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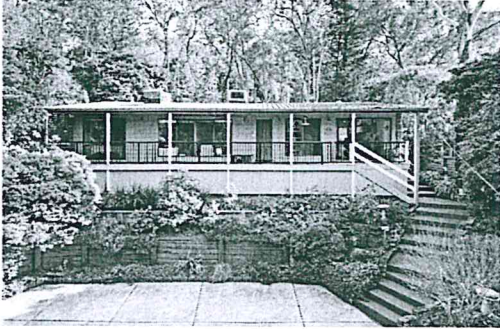
isaac@billschlink.com.au

Indicative Selling Price

\$935,000 - \$1,025,000

Median House Price

June quarter 2025: \$1,421,000



Property Type:

Agent Comments

Comparable Properties



91 Pound Rd WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,045,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 920 sqm approx



117 The Boulevard NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 04/04/2025

Rooms: 6

Property Type: House (Res)

Land Size: 1265 sqm approx



19 Boyd St NORTH WARRANDYTE 3113 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 01/04/2025

Rooms: 5

Property Type: House (Res)

Land Size: 4381 sqm approx

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



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