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

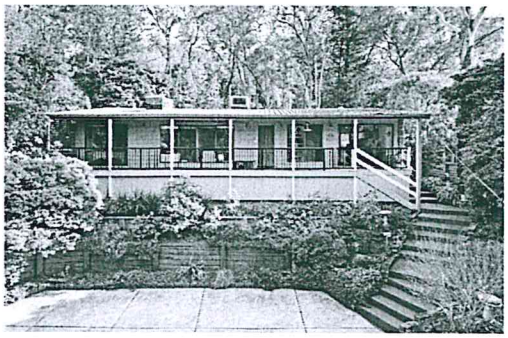
OR

~~**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
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Property Type:
Agent Comments

Indicative Selling Price
$935,000 - $1,025,000
Median House Price
June quarter 2025: $1,421,000

Comparable Properties



91 Pound Rd WARRANDYTE 3113 (REI)

3 2 2

Agent Comments

Price: $1,045,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 920 sqm approx

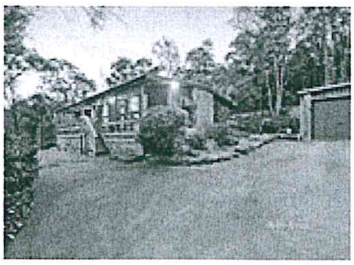


117 The Boulevard NORTH WARRANDYTE 3113 (REI)

4 3 2

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)

3 1 2

Agent Comments

Price: $980,000
Method: Private Sale
Date: 01/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 4381 sqm approx

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