

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

53 The Boulevard Boulevard, Heathmont Vic 3135

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,072,500

Property Type

House

Suburb

Heathmont

Period - From

04/08/2025

to

03/08/2026

Source

Property Data

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	3 Frances St HEATHMONT 3135	\$825,000	18/07/2026
2	42 Daisy St HEATHMONT 3135	\$868,500	15/06/2026
3	16 Viviani Cr HEATHMONT 3135	\$900,000	02/05/2026

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:

04/08/2026 16:44



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
04/08/2025 - 03/08/2026: \$1,072,500

Comparable Properties



3 Frances St HEATHMONT 3135 (REI)

Agent Comments



Price: \$825,000
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 706 sqm approx

42 Daisy St HEATHMONT 3135 (REI)

Agent Comments



Price: \$868,500
Method: Private Sale
Date: 15/06/2026
Property Type: House (Res)
Land Size: 753 sqm approx



16 Viviani Cr HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 834 sqm approx