

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

20 The Boulevard, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,150,000

&

\$1,220,000

Median sale price

Median price \$1,110,000

Property Type House

Suburb Heathmont

Period - From 03/12/2024

to

02/12/2025

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	19 Pinewood Av RINGWOOD EAST 3135	\$1,060,000	15/11/2025
2	28 The Boulevard HEATHMONT 3135	\$1,300,000	01/07/2025
3	14 The Boulevard HEATHMONT 3135	\$1,020,000	26/05/2025

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:

03/12/2025 10:47



 3  1  1

Property Type: House
Land Size: 1032 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,220,000
Median House Price
03/12/2024 - 02/12/2025: \$1,110,000

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.

Comparable Properties



19 Pinewood Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$1,060,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 925 sqm approx



28 The Boulevard HEATHMONT 3135 (VG)

Agent Comments

 3  -  -

Price: \$1,300,000
Method: Sale
Date: 01/07/2025
Property Type: House (Res)
Land Size: 996 sqm approx



14 The Boulevard HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,020,000
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 1023 sqm approx

Account - Barry Plant | P: 03 9874 3355