## 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

Single price \$1,200,000

#### Median sale price

Median price	\$1,120,000	Pro	perty Type	House		Suburb	Heathmont
Period - From	15/12/2024	to	14/12/2025		Source	Property	/ Data

#### Comparable property sales (\*Delete A or B below as applicable)

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

Add	dress 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

В\* 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:	15/12/2025 10:29









Property Type: House (Res) Land Size: 1032 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,200,000 **Median House Price** 15/12/2024 - 14/12/2025: \$1,120,000

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)

Price: \$1,060,000 Method: Auction Sale Date: 15/11/2025

Property Type: House (Res) Land Size: 925 sqm approx

**Agent Comments** 



28 The Boulevard HEATHMONT 3135 (VG)

Agent Comments

Price: \$1,300,000 Method: Sale Date: 01/07/2025

Price: \$1,020,000

Property Type: House (Res) Land Size: 996 sqm approx



14 The Boulevard HEATHMONT 3135 (REI/VG)

Method: Private Sale Date: 26/05/2025 Property Type: House Land Size: 1023 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9874 3355





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