

## 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](http://consumer.vic.gov.au/underquoting)

Single price

\$990,000

### Median sale price

Median price

\$1,465,000

Property Type

House

Suburb

North Warrandyte

Period - From

01/04/2024

to

31/03/2025

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	117 The Boulevard NORTH WARRANDYTE 3113	\$1,000,000	04/04/2025
2	19 Boyd St NORTH WARRANDYTE 3113	\$980,000	01/04/2025
3	176 Research Warrandyte Rd NORTH WARRANDYTE 3113	\$1,001,000	18/02/2025

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:

05/06/2025 08:53

119 The Boulevard, North Warrandyte Vic 3113



first  
national  
REAL ESTATE

Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

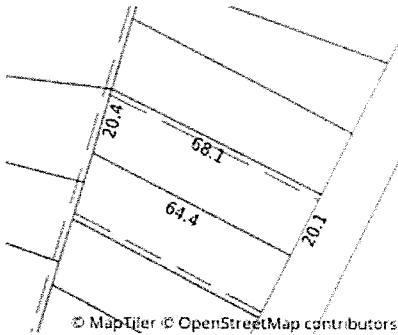
isaac@billschlink.com.au

**Indicative Selling Price**

\$990,000

**Median House Price**

Year ending March 2025: \$1,465,000



**Property Type:**

**Agent Comments**

## Comparable Properties



**117 The Boulevard NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**



4



3



2

**Price:** \$1,000,000

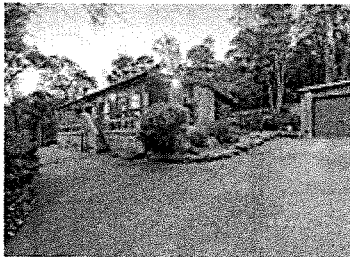
**Method:** Private Sale

**Date:** 04/04/2025

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 1265 sqm approx



**19 Boyd St NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**



3



1



2

**Price:** \$980,000

**Method:** Private Sale

**Date:** 01/04/2025

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 4381 sqm approx



**176 Research Warrandyte Rd NORTH WARRANDYTE 3113 (REI)**

**Agent Comments**



2



1



-

**Price:** \$1,001,000

**Method:** Private Sale

**Date:** 18/02/2025

**Property Type:** House

**Land Size:** 1344 sqm approx

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



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