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	40 The Boulevard, Heathmont Vic 3135

Indicative selling price

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

Single price	$1,360,000

Median sale price

Median price	$1,165,000	Property Type	House	Suburb	Heathmont
Period - From	01/10/2025	to	31/12/2025	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	11 Atunga Ct HEATHMONT 3135	$1,377,000	03/12/2025
2	17 Reumah Ct HEATHMONT 3135	$1,210,000	20/09/2025
3	13 Lucania Cl RINGWOOD EAST 3135	$1,310,000	06/09/2025

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: 23/02/2026 13:05

40 The Boulevard, Heathmont Vic 3135

JellisCraig

William Lyall
9870 6211
0411 823 337
WilliamLyall@jelliscraig.com.au

Indicative Selling Price
$1,360,000
Median House Price
December quarter 2025: $1,165,000



4 2 2

Property Type: House
Land Size: 947 sqm approx

Agent Comments

Comparable Properties



11 Atunga Ct HEATHMONT 3135 (REI/VG)

4 2 1

Price: $1,377,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 1064 sqm approx

Agent Comments



17 Reumah Ct HEATHMONT 3135 (REI/VG)

4 2 2

Price: $1,210,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 569 sqm approx

Agent Comments



13 Lucania Cl RINGWOOD EAST 3135 (REI/VG)

4 2 6

Price: $1,310,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 863.40 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.