
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address The Boulevard, Sale VIC 3850

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

—Single price \$* _____ or range between \$575,000 _____ & \$600,000 _____

Median sale price

Median price	\$515,000	Property Type	House	Suburb or Locality	Sale
Period - From	January 2025	to	December 2025	Source	realestate.com.au

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 1 SCHEUMACK PLACE, SALE on 666sqm	\$610,000	26-8-25
2 1 CRANSWICK CRES, SALE on 520sqm	\$612,500	21-11-2025
3 10 HOMESTEAD CLOSE, SALE on 642sqm	\$575,000	18-11-2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16-01-2026