

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

1/11 MEREDITH STREET BROADMEADOWS VIC 3047

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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

3/17 AVALON AVENUE BROADMEADOWS VIC 3047	\$490,000	26-Jul-25
3/56 LAHINCH STREET BROADMEADOWS VIC 3047	\$501,000	14-Jun-25
1/27 TURNER STREET WESTMEADOWS VIC 3049	\$505,000	21-May-25

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 6 months.

This Statement of Information was prepared on: 13 August 2025


**3/17 AVALON AVENUE
BROADMEADOWS VIC 3047**

2 1 1

 Sold Price ^{RS} **\$490,000** Sold Date **26-Jul-25**

 Distance **0.36km**

**3/56 LAHINCH STREET
BROADMEADOWS VIC 3047**

2 1 1

 Sold Price ^{RS} **\$501,000** Sold Date **14-Jun-25**

 Distance **0.08km**

**1/27 TURNER STREET
WESTMEADOWS VIC 3049**

2 1 1

 Sold Price **\$505,000** Sold Date **21-May-25**

 Distance **3.58km**

RS = Recent sale **UN** = Undisclosed Sale

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