

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/315 CAMP ROAD 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

1/24 CONGRAM STREET BROADMEADOWS VIC 3047	\$630,000	30-Mar-26
1/39 KITCHENER STREET BROADMEADOWS VIC 3047	\$670,000	10-Dec-25
3/96 CUTHBERT STREET BROADMEADOWS VIC 3047	\$655,000	25-Oct-25

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: 19 August 2026



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**1/24 CONGRAM STREET
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$630,000** Sold Date **30-Mar-26**

Distance **0.26km**

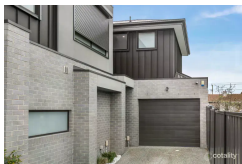


**1/39 KITCHENER STREET
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$670,000** Sold Date **10-Dec-25**

Distance **-**



**3/96 CUTHBERT STREET
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$655,000** Sold Date **25-Oct-25**

Distance **-**



**55 STANHOPE STREET
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$660,000** Sold Date **15-Dec-25**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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