

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

1/42 STANHOPE 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

\$675,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

Other

Suburb

Broadmeadows

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3/38 MAUDE AVENUE GLENROY VIC 3046

\$720,000

10-Jun-25

1/77-79 BINDI STREET GLENROY VIC 3046

\$725,000

17-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: 18 July 2025



**3/38 MAUDE AVENUE GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$720,000** Sold Date **10-Jun-25**

Distance **2km**



**1/77-79 BINDI STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$725,000 Sold Date **17-May-25**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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