

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

1/61 CUTHBERT 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Oct 2024

to

30 Sep 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

21A OPHIR STREET BROADMEADOWS VIC 3047	\$700,000	01-Oct-25
18A BICKNELL COURT BROADMEADOWS VIC 3047	\$700,000	23-Jul-25
10 FOUNDATION STREET BROADMEADOWS VIC 3047	\$672,500	01-Jul-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: 06 October 2025



**21A OPHIR STREET
BROADMEADOWS VIC 3047**

 4  2  2

Sold Price

^{RS} **\$700,000**

Sold Date

01-Oct-25

Distance

0.75km



**18A BICKNELL COURT
BROADMEADOWS VIC 3047**

 4  2  1

Sold Price

\$700,000

Sold Date

23-Jul-25

Distance

1.43km



**10 FOUNDATION STREET
BROADMEADOWS VIC 3047**

 3  2  2

Sold Price

\$672,500

Sold Date

01-Jul-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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