

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

12 Benambra Street, Broadmeadows

Indicative selling price

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

Range between \$565,000 & \$595,000

Median sale price

Median price \$600,000 Property type House Suburb Broadmeadows

Period - From Nov 2024 to April 2025 Source Pricefinder

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 six 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. 6 Rosebud Crescent, Broadmeadows	\$620,000	26.4.25
2. 9 Cobram Street, Broadmeadows	\$601,000	26.11.24
3. 21 Nathalia Street, Broadmeadows	\$610,000.	16.11.24

This Statement of Information was prepared on:

29.04.2025