

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

14 Cornell Close, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$730,000

&

\$770,000

Median sale price

Median price

\$676,000

Property Type

House

Suburb

Broadmeadows

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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	22 Keith Cr BROADMEADOWS 3047	\$736,000	04/10/2025
2	24 Wharton Av BROADMEADOWS 3047	\$780,000	27/08/2025
3	30 Glencairn Cr BROADMEADOWS 3047	\$760,000	09/08/2025

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 six months.~~

This Statement of Information was prepared on:

27/10/2025 17:57

14 Cornell Close, Broadmeadows Vic 3047

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$730,000 - \$770,000

Median House Price

September quarter 2025: \$676,000



4 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



22 Keith Cr BROADMEADOWS 3047 (REI)

Agent Comments

3 1 1

Price: \$736,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 646 sqm approx



24 Wharton Av BROADMEADOWS 3047 (REI)

Agent Comments

4 2 3

Price: \$780,000

Method: Private Sale

Date: 27/08/2025

Rooms: 7

Property Type: House (Res)

Land Size: 720 sqm approx



30 Glencairn Cr BROADMEADOWS 3047 (REI)

Agent Comments

4 1 8

Price: \$760,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 699 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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