

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

18 COOMA 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

House

Suburb

Broadmeadows

Period-from

01 May 2024

to

30 Apr 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

24 NEPEAN STREET BROADMEADOWS VIC 3047	\$541,000	05-Apr-25
102 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047	\$600,000	22-Feb-25
9 COBRAM STREET BROADMEADOWS VIC 3047	\$600,100	23-Nov-24

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: 20 May 2025



**24 NEPEAN STREET
BROADMEADOWS VIC 3047**

3 1 1

Sold Price

^{RS} **\$541,000** Sold Date **05-Apr-25**

Distance **2.37km**



**102 RIPPLEBROOK DRIVE
BROADMEADOWS VIC 3047**

3 1 1

Sold Price

\$600,000 Sold Date **22-Feb-25**

Distance **1.15km**



**9 COBRAM STREET
BROADMEADOWS VIC 3047**

3 1 1

Sold Price

\$600,100 Sold Date **23-Nov-24**

Distance **0.46km**



**108 WARANGA CRESCENT
BROADMEADOWS VIC 3047**

3 1 2

Sold Price

^{RS} **\$655,000** ^{UN} Sold Date **30-Apr-25**

Distance **1.52km**



**51 GIRGARRE STREET
BROADMEADOWS VIC 3047**

3 2 2

Sold Price

\$670,000 Sold Date **12-Apr-25**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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