

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

2/14 CONGRAM 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2025

to

30 Jun 2026

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

3/3 GERBERT STREET BROADMEADOWS VIC 3047	\$510,000	09-Jun-26
3/10 CONGRAM STREET BROADMEADOWS VIC 3047	\$500,000	28-Apr-26

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: 21 July 2026



**3/3 GERBERT STREET
BROADMEADOWS VIC 3047**

2 2 1

Sold Price

^{RS}

\$510,000

Sold Date

09-Jun-26

Distance

0.02km



**3/10 CONGRAM STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price

\$500,000

Sold Date

28-Apr-26

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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