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	2/140 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	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Broadmeadows
Period-from	01 Jul 2024	to	30 Jun 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
1/69 MEREDITH STREET BROADMEADOWS VIC 3047	$460,000	13-Mar-25
2/49 GIBSON STREET BROADMEADOWS VIC 3047	$465,000	11-Apr-25
3/11 DACELO AVENUE BROADMEADOWS VIC 3047	$465,000	07-May-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: 30 July 2025

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1/69 MEREDITH STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$460,000** Sold Date **13-Mar-25**

Distance **0.48km**

2/49 GIBSON STREET BROADMEADOWS VIC 3047

2 1 1

Sold Price **$465,000** Sold Date **11-Apr-25**

Distance **0.49km**

3/11 DACELO AVENUE BROADMEADOWS VIC 3047

2 1 1

Sold Price Sold Date **07-May-25**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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