

## 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 Meredith Street, Broadmeadows Vic 3047

#### Indicative selling price

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

Range between \$640,000 & \$680,000

#### Median sale price

Median price \$512,500 Property Type Townhouse Suburb Broadmeadows

Period - From 07/01/2025 to 06/01/2026 Source Property Data

#### 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	1/174 Graham St BROADMEADOWS 3047	\$720,000	28/11/2025
2	1/61 Cuthbert St BROADMEADOWS 3047	\$655,000	17/11/2025
3	18a Bicknell Ct BROADMEADOWS 3047	\$700,000	25/07/2025

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:

07/01/2026 16:30



**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 692 sqm approx

Agent Comments

**Indicative Selling Price**

\$640,000 - \$680,000

**Median Townhouse Price**

07/01/2025 - 06/01/2026: \$512,500

## Comparable Properties



**1/174 Graham St BROADMEADOWS 3047 (REI)**



4



3



2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 28/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 199 sqm approx

Agent Comments



**1/61 Cuthbert St BROADMEADOWS 3047 (REI)**



4



1



2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 17/11/2025

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 223 sqm approx

Agent Comments



**18a Bicknell Ct BROADMEADOWS 3047 (REI)**



4



2



1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 25/07/2025

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 242 sqm approx

Agent Comments

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