

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

27 Katunga Crescent, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$670,000 Property Type House Suburb Broadmeadows

Period - From 01/07/2025 to 30/06/2026 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	2 Charlton St BROADMEADOWS 3047	\$626,000	21/03/2026
2	37 Waranga Cr BROADMEADOWS 3047	\$640,000	14/03/2026
3	11 Dunn St BROADMEADOWS 3047	\$650,000	11/02/2026

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:

03/08/2026 18:42



3
 1
 2

Property Type: House (Previously Occupied - Detached)

Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median House Price

Year ending June 2026: \$670,000

Comparable Properties



2 Charlton St BROADMEADOWS 3047 (REI)

Agent Comments

3
 1
 2

Price: \$626,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 649 sqm approx



37 Waranga Cr BROADMEADOWS 3047 (REI/VG)

Agent Comments

3
 1
 1

Price: \$640,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 660 sqm approx



11 Dunn St BROADMEADOWS 3047 (VG)

Agent Comments

3
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Price: \$650,000

Method: Sale

Date: 11/02/2026

Property Type: House (Res)

Land Size: 653 sqm approx