

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

3/105 CAMP ROAD 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Aug 2024

to

31 Jul 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

4/105 CAMP ROAD BROADMEADOWS VIC 3047	\$478,000	05-Jun-25
4/39 BLAIR STREET BROADMEADOWS VIC 3047	\$500,000	23-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: 11 August 2025



**4/105 CAMP ROAD
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price **\$478,000** Sold Date **05-Jun-25**

Distance **0km**



**4/39 BLAIR STREET
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price **\$500,000** Sold Date **23-May-25**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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