

## 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

3/14 MARTELL STREET BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

3/59 LAHINCH STREET BROADMEADOWS VIC 3047	\$435,000	04-Mar-25
2/34 NEPEAN STREET BROADMEADOWS VIC 3047	\$450,000	13-Dec-24
2/69 CUTHBERT STREET BROADMEADOWS VIC 3047	\$450,000	13-Mar-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: 28 May 2025

**3/59 LAHINCH STREET  
BROADMEADOWS VIC 3047**

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Sold Price **\$435,000** Sold Date **04-Mar-25**Distance **0.64km****2/34 NEPEAN STREET  
BROADMEADOWS VIC 3047**

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Sold Price **\$450,000** Sold Date **13-Dec-24**Distance **0.75km****2/69 CUTHBERT STREET  
BROADMEADOWS VIC 3047**

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Sold Price Sold Date **13-Mar-25**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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