

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

3/320 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Other

Suburb

Broadmeadows

Period-from

01 Dec 2024

to

30 Nov 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

2/92 BEATTY AVENUE GLENROY VIC 3046	710000	28-Aug-25
2/32 BLIBURG STREET JACANA VIC 3047	605000	20-Oct-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: 02 December 2025



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2/92 BEATTY AVENUE GLENROY VIC 3046	Sold Price	710000	Sold Date	28-Aug-25
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Distance 1.41km

2/32 BLIBURG STREET JACANA VIC 3047	Sold Price	^{RS} 605000	Sold Date	20-Oct-25
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Distance 1.69km

RS = Recent sale UN = Undisclosed Sale

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