

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

3/346 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2025

to

30 Jun 2026

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

1/6 LONDON ROAD BROADMEADOWS VIC 3047	\$555,000	18-Mar-26
3/42 MEREDITH STREET BROADMEADOWS VIC 3047	\$510,000	17-Jan-26
2/19 GIBSON STREET BROADMEADOWS VIC 3047	\$505,000	16-Jun-26

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: 16 July 2026


**1/6 LONDON ROAD
BROADMEADOWS VIC 3047**

 3
  1
  1

Sold Price **\$555,000** Sold Date **18-Mar-26**

Distance **0.23km**


**3/42 MEREDITH STREET
BROADMEADOWS VIC 3047**

 2
  1
  2

Sold Price **\$510,000** Sold Date **17-Jan-26**

Distance **0.39km**


**2/19 GIBSON STREET
BROADMEADOWS VIC 3047**

 2
  1
  1

Sold Price ^{RS} **\$505,000** Sold Date **16-Jun-26**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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