

# 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 331 Camp Road, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$545,000 & \$595,000

### Median sale price

Median price \$662,500 Property Type House Suburb Broadmeadows

Period - From 01/04/2025 to 31/03/2026 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	5a Marong Ct BROADMEADOWS 3047	\$570,000	26/03/2026
2	36 Hales Cr JACANA 3047	\$595,000	29/11/2025
3	1/15 Walsh St BROADMEADOWS 3047	\$530,000	15/11/2025

**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: 20/04/2026 14:57



3   1   2

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 381 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$545,000 - \$595,000  
**Median House Price**  
Year ending March 2026: \$662,500

## Comparable Properties



**5a Marong Ct BROADMEADOWS 3047 (REI)**

Agent Comments

3   1   4

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 26/03/2026  
**Property Type:** Villa  
**Land Size:** 454 sqm approx



**36 Hales Cr JACANA 3047 (REI)**

Agent Comments

3   1   2

**Price:** \$595,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House  
**Land Size:** 398 sqm approx



**1/15 Walsh St BROADMEADOWS 3047 (REI)**

Agent Comments

3   1   1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 237 sqm approx

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