

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 34 Cuthbert Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$670,000 Property Type House Suburb Broadmeadows

Period - From 01/01/2026 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	38 Smiley Rd BROADMEADOWS 3047	\$700,000	14/04/2026
2	2 Bradley St BROADMEADOWS 3047	\$750,000	10/12/2025
3	118 Waranga Cr BROADMEADOWS 3047	\$732,000	06/12/2025

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: 12/05/2026 16:37



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Rooms: 6
Property Type: House (Res)
Land Size: 613 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 March quarter 2026: \$670,000

Comparable Properties



38 Smiley Rd BROADMEADOWS 3047 (REI)

Agent Comments

4 2 4

Price: \$700,000
Method: Private Sale
Date: 14/04/2026
Property Type: House



2 Bradley St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 -

Price: \$750,000
Method: Private Sale
Date: 10/12/2025
Property Type: House
Land Size: 598 sqm approx

118 Waranga Cr BROADMEADOWS 3047 (REI)

Agent Comments

4 1 2

Price: \$732,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 614 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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