

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

4/319 Camp Road, Broadmeadows Vic 3047

Indicative selling price

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

Range between

\$420,000

&

\$440,000

Median sale price

Median price

\$526,500

Property Type

Unit

Suburb

Broadmeadows

Period - From

01/04/2025

to

30/06/2025

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	2/69 Cuthbert St BROADMEADOWS 3047	\$450,000	09/04/2025
2	3/60 Kitchener St BROADMEADOWS 3047	\$420,000	19/03/2025
3	2/62 Ophir St BROADMEADOWS 3047	\$410,000	07/03/2025

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:

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Rooms: 4
Property Type: Unit
Land Size: 151 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$440,000
Median Unit Price
June quarter 2025: \$526,500

Comparable Properties



2/69 Cuthbert St BROADMEADOWS 3047 (REI)

Agent Comments

2 1 2

Price: \$450,000
Method: Private Sale
Date: 09/04/2025
Property Type: Unit
Land Size: 110 sqm approx



3/60 Kitchener St BROADMEADOWS 3047 (REI)

Agent Comments

2 1 -

Price: \$420,000
Method: Private Sale
Date: 19/03/2025
Property Type: Unit



2/62 Ophir St BROADMEADOWS 3047 (REI)

Agent Comments

2 1 1

Price: \$410,000
Method: Private Sale
Date: 07/03/2025
Property Type: Townhouse (Single)

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