

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 TYABB COURT 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Oct 2024

to

30 Sep 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

7 TYABB COURT BROADMEADOWS VIC 3047	\$700,000	27-Aug-25
42 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047	\$685,500	15-Sep-25
54 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047	\$700,000	21-Aug-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: 26 October 2025


**7 TYABB COURT
BROADMEADOWS VIC 3047**
 3  1  1

Sold Price **\$700,000** Sold Date **27-Aug-25**

Distance **0.05km**

**42 RIPPLEBROOK DRIVE
BROADMEADOWS VIC 3047**
 3  1  2

Sold Price **\$685,500** Sold Date **15-Sep-25**

Distance **0.23km**

**54 RIPPLEBROOK DRIVE
BROADMEADOWS VIC 3047**
 3  1  1

Sold Price **\$700,000** Sold Date **21-Aug-25**

Distance **0.36km**
RS = Recent sale

UN = Undisclosed Sale

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