

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

85 Graham Street Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$485,000 & \$515,000

### Median sale price

Median price \$457,000 Property type Unit Suburb Broadmeadows

Period - From Oct 2023 to April 2024 Source Pricefinder

### 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.	1/28 Stanhope Street, Broadmeadows	\$485,000	5.4.25
2.	5/15 Walsh Street, Broadmeadows	\$502,000	16.12.24
This Statement of Information was prepared on:		29.05.2025	