

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

90 Graham Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$500,000 & \$530,000

Median sale price

Median price \$502,000 Property Type Townhouse Suburb Broadmeadows

Period - From 08/10/2024 to 07/10/2025 Source Property Data

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	1/140 Graham St BROADMEADOWS 3047	\$491,000	06/09/2025
2	1/15 Colin Ct BROADMEADOWS 3047	\$510,000	09/08/2025
3	85 Graham St BROADMEADOWS 3047	\$530,000	13/06/2025

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:

08/10/2025 10:29



2 1 2

Rooms: 4
Property Type: Townhouse
(Single)
Land Size: 145 sqm approx
Agent Comments

Comparable Properties

1/140 Graham St BROADMEADOWS 3047 (REI)

Agent Comments

2 1 1

Price: \$491,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)



1/15 Colin Ct BROADMEADOWS 3047 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)



85 Graham St BROADMEADOWS 3047 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 13/06/2025
Rooms: 4
Property Type: Townhouse (Res)