

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

94 Graham Street, Broadmeadows Vic 3047

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$491,000

Property Type

Unit

Suburb

Broadmeadows

Period - From

01/07/2025

to

30/09/2025

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	2/28 Blair St BROADMEADOWS 3047	\$495,000	30/09/2025
2	1/140 Graham St BROADMEADOWS 3047	\$491,000	06/09/2025
3	3/17 Avalon Av BROADMEADOWS 3047	\$490,000	26/07/2025

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:

26/11/2025 15:58

94 Graham Street, Broadmeadows Vic 3047

**Stockdale
& Leggo**

Mark Imbesi

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Indicative Selling Price

\$495,000

Median Unit Price

September quarter 2025: \$491,000



 2  1  2

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 148 sqm approx

Agent Comments

Comparable Properties



2/28 Blair St BROADMEADOWS 3047 (REI)

Agent Comments

 2  2  1

Price: \$495,000

Method: Private Sale

Date: 30/09/2025

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 130 sqm approx

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)



3/17 Avalon Av BROADMEADOWS 3047 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Townhouse (Res)

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



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