

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

2/7 Railway Crescent, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$485,000 & \$510,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Broadmeadows

Period - From 01/04/2026 to 30/06/2026 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	2/19 Gibson St BROADMEADOWS 3047	\$505,000	16/06/2026
2	3/16 Waranga Cr BROADMEADOWS 3047	\$495,000	14/05/2026
3	4/15 Railway Cr BROADMEADOWS 3047	\$490,000	26/02/2026

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:

04/07/2026 11:34

2/7 Railway Crescent, Broadmeadows Vic 3047

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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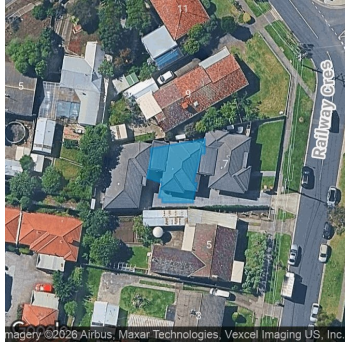
dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$485,000 - \$510,000

Median Unit Price

June quarter 2026: \$520,000



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



2/19 Gibson St BROADMEADOWS 3047 (REI)

Agent Comments

 2  1  1

Price: \$505,000

Method: Private Sale

Date: 16/06/2026

Property Type: Unit



3/16 Waranga Cr BROADMEADOWS 3047 (REI)

Agent Comments

 2  1  1

Price: \$495,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: Townhouse (Res)

Land Size: 140 sqm approx



4/15 Railway Cr BROADMEADOWS 3047 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 26/02/2026

Property Type: Townhouse (Single)

Land Size: 122 sqm approx

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



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