

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

2/140 CUTHBERT STREET 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jul 2024

to

30 Jun 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

1/69 MEREDITH STREET BROADMEADOWS VIC 3047	\$460,000	13-Mar-25
2/49 GIBSON STREET BROADMEADOWS VIC 3047	\$465,000	11-Apr-25
3/11 DACELO AVENUE BROADMEADOWS VIC 3047	\$465,000	07-May-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: 30 July 2025



**1/69 MEREDITH STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$460,000** Sold Date **13-Mar-25**

Distance **0.48km**



**2/49 GIBSON STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$465,000** Sold Date **11-Apr-25**

Distance **0.49km**



**3/11 DACELO AVENUE
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price Sold Date **07-May-25**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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