

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 331 Camp Road, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$565,000 & \$585,000

Median sale price

Median price \$512,500 Property Type Unit Suburb Broadmeadows

Period - From 01/04/2025 to 31/03/2026 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	4/67 Cuthbert St BROADMEADOWS 3047	\$585,000	30/05/2026
2	5a Marong Ct BROADMEADOWS 3047	\$570,000	26/03/2026
3	17/213-215 Camp Rd BROADMEADOWS 3047	\$580,000	12/03/2026

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: 06/06/2026 10:08



3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 380 sqm approx
Agent Comments

Indicative Selling Price
\$565,000 - \$585,000
Median Unit Price
Year ending March 2026: \$512,500

Comparable Properties



4/67 Cuthbert St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 2

Price: \$585,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Townhouse (Res)
Land Size: 176 sqm approx



5a Marong Ct BROADMEADOWS 3047 (REI)

Agent Comments

3 1 4

Price: \$570,000
Method: Private Sale
Date: 26/03/2026
Property Type: Villa
Land Size: 454 sqm approx



17/213-215 Camp Rd BROADMEADOWS 3047 (REI)

Agent Comments

3 1 2

Price: \$580,000
Method: Private Sale
Date: 12/03/2026
Property Type: Unit
Land Size: 180 sqm approx

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