

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

1/42 STANHOPE 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 1/1 BATHURST STREET BROADMEADOWS VIC 3047 | \$630,000 | 28-May-25 |
| 8 FOUNDATION STREET BROADMEADOWS VIC 3047 | \$672,500 | 06-May-25 |
| 2A OPHIR STREET BROADMEADOWS VIC 3047 | \$680,000 | 01-Feb-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: 18 June 2025



**1/1 BATHURST STREET
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price

^{RS} **\$630,000** Sold Date **28-May-25**

Distance **1.91km**



**8 FOUNDATION STREET
BROADMEADOWS VIC 3047**

 3  3  2

Sold Price

\$672,500 Sold Date **06-May-25**

Distance **0.74km**



**2A OPHIR STREET
BROADMEADOWS VIC 3047**

 4  3  2

Sold Price

^{RS} **\$680,000** ^{UN} Sold Date **01-Feb-25**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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