

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

36 Meredith Street, Broadmeadows Vic 3047

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$645,000 Property Type House Suburb Broadmeadows

Period - From 01/04/2025 to 30/06/2025 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	53 Walsh St BROADMEADOWS 3047	\$640,000	17/07/2025
2	2 Wedding Ct BROADMEADOWS 3047	\$620,000	30/05/2025
3	24 Meredith St BROADMEADOWS 3047	\$651,000	15/03/2025

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:

23/07/2025 14:40



Rooms: 4

Property Type: House

Land Size: 693 sqm approx

Agent Comments

Comparable Properties



53 Walsh St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 17/07/2025

Property Type: House

Land Size: 706 sqm approx



2 Wedding Ct BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$620,000

Method: Sold Before Auction

Date: 30/05/2025

Property Type: House (Res)

Land Size: 610 sqm approx



24 Meredith St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$651,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 697 sqm approx