

# 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

54 Ripplebrook Drive, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### 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 | 227 Widford St BROADMEADOWS 3047 | \$555,555 | 09/05/2025   |
| 2 | 5 Katunga Cr BROADMEADOWS 3047   | \$575,000 | 17/03/2025   |
| 3 |                                  |           |              |

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:

12/08/2025 13:29



3 1 1

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$580,000  
**Median House Price**  
June quarter 2025: \$645,000

## Comparable Properties



**227 Widford St BROADMEADOWS 3047 (REI/VG)**

**Agent Comments**

3 1 4

**Price:** \$555,555  
**Method:** Private Sale  
**Date:** 09/05/2025  
**Property Type:** House  
**Land Size:** 624 sqm approx



**5 Katunga Cr BROADMEADOWS 3047 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 17/03/2025  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

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.