

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

5 TRETHOWAN 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

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

2 WEDDING COURT BROADMEADOWS VIC 3047	\$620,000	30-May-25
11 CUTHBERT STREET BROADMEADOWS VIC 3047	\$620,000	11-Oct-24
86 CUTHBERT STREET BROADMEADOWS VIC 3047	\$600,000	02-Dec-24

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: 17 June 2025



2 WEDDING COURT BROADMEADOWS VIC 3047

3 1 2

Sold Price

^{RS} \$620,000

Sold Date 30-May-25

Distance 0.42km



11 CUTHBERT STREET BROADMEADOWS VIC 3047

3 1 -

Sold Price

\$620,000

Sold Date 11-Oct-24

Distance 0.56km



86 CUTHBERT STREET BROADMEADOWS VIC 3047

3 1 4

Sold Price

\$600,000

Sold Date 02-Dec-24

Distance 0.87km

RS = Recent sale

UN = Undisclosed Sale

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