

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

1/122 CUTHBERT 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Broadmeadows

Period-from

Jul 2025

to

Jun 2026

Source

realestate.com.au

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

2/7 BERKELEY CLOSE BROADMEADOWS VIC 3047	\$675,000	21-May-26
1/31 ELLIOTT AVENUE BROADMEADOWS VIC 3047	\$707,000	19-Mar-26
1/1 KEITH CRESCENT BROADMEADOWS VIC 3047	\$700,000	18-Mar-26

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: 07 July 2026

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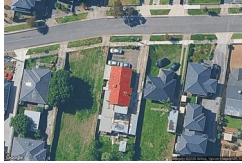


2/7 BERKELEY CLOSE
BROADMEADOWS VIC 3047

 4  3  1

Sold Price ^{RS} \$675,000 ^{UN} Sold Date 21-May-26

Distance 1.84km



1/31 ELLIOTT AVENUE
BROADMEADOWS VIC 3047

 -  -  -

Sold Price \$707,000 Sold Date 19-Mar-26

Distance 1.23km



1/1 KEITH CRESCENT
BROADMEADOWS VIC 3047

 4  3  1

Sold Price \$700,000 Sold Date 18-Mar-26

Distance 1.1km

RS = Recent sale

UN = Undisclosed Sale

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