

## 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

2/10 WARANGA CRESCENT BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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

1/149 CUTHBERT STREET BROADMEADOWS VIC 3047	\$601,000	24-Apr-25
1/1 BATHURST STREET BROADMEADOWS VIC 3047	\$630,000	09-May-25
41 SORRENTO STREET BROADMEADOWS VIC 3047	\$617,000	10-May-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: 17 September 2025



**1/149 CUTHBERT STREET  
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price **\$601,000** Sold Date **24-Apr-25**

Distance **0.87km**



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

 3  2  1

Sold Price **\$630,000** Sold Date **09-May-25**

Distance **1.83km**



**41 SORRENTO STREET  
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price **\$617,000** Sold Date **10-May-25**

Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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