

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

3/42 MEREDITH 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Dec 2024

to

30 Nov 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

2/320 CAMP ROAD BROADMEADOWS VIC 3047	\$495,000	24-Sep-25
4/319 CAMP ROAD BROADMEADOWS VIC 3047	\$440,000	15-Aug-25
11/20 LILLIPUT STREET BROADMEADOWS VIC 3047	\$525,000	16-Sep-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 December 2025

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**2/320 CAMP ROAD
BROADMEADOWS VIC 3047**

 2  -  -

Sold Price **\$495,000** Sold Date **24-Sep-25**

Distance **0.53km**



**4/319 CAMP ROAD
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$440,000** Sold Date **15-Aug-25**

Distance **0.46km**



**11/20 LILLIPUT STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$525,000** Sold Date **16-Sep-25**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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