

# 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  
84 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 \$660,000

&

\$690,000

### Median sale price

Median price \$640,000 Property type House Suburb Broadmeadows

Period - From 01/01/2025 to 31/12/2025 Source  PropTrack

### 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
5 Winton Ct, Broadmeadows, VIC 3047	\$691,000	06/12/2025
42 Ripplebrook Drive, Broadmeadows, VIC 3047	\$685,500	15/09/2025
147 Riggall Street, Broadmeadows, VIC 3047	\$676,000	23/08/2025

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: 22/01/2026