

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

1/1 KEITH CRESCENT 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/174 GRAHAM STREET BROADMEADOWS VIC 3047	\$720,000	28-Nov-25
1/61 CUTHBERT STREET BROADMEADOWS VIC 3047	\$655,000	24-Oct-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: 11 February 2026

Fadi Khoder

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**1/174 GRAHAM STREET
BROADMEADOWS VIC 3047**

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Sold Price **\$720,000** Sold Date **28-Nov-25**Distance **0km****1/61 CUTHBERT STREET
BROADMEADOWS VIC 3047**

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Sold Price **\$655,000** Sold Date **24-Oct-25**Distance **1km****RS** = Recent sale**UN** = Undisclosed Sale

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