

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

43 WARANGA 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

House

Suburb

Broadmeadows

Period-from

01 Apr 2025

to

31 Mar 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

4 BITTERN STREET BROADMEADOWS VIC 3047	\$525,000	10-Mar-26
40A GOSFORD CRESCENT BROADMEADOWS VIC 3047	\$487,000	15-Jan-26
120 WARANGA CRESCENT BROADMEADOWS VIC 3047	\$536,000	03-Dec-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: 22 April 2026

**4 BITTERN STREET
BROADMEADOWS VIC 3047**

3 1 2

Sold Price ^{RS} **\$525,000** Sold Date **10-Mar-26**Distance **2.01km****40A GOSFORD CRESCENT
BROADMEADOWS VIC 3047**

3 2 1

Sold Price **\$487,000** Sold Date **15-Jan-26**Distance **0.5km****120 WARANGA CRESCENT
BROADMEADOWS VIC 3047**

3 1 1

Sold Price **\$536,000** Sold Date **03-Dec-25**Distance **0.53km****RS** = Recent sale **UN** = Undisclosed Sale

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