

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 4/122 Cuthbert Street, Broadmeadows Vic 3046

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 \$530,000 & \$580,000

Median sale price

Median price \$482,000

Property type Unit

Suburb Broadmeadows

Period - From July 2025

to

July 2026

Source www.realestate.com.au

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
1- 3/19 Lahinch Street, Broadmeadows	\$546,000	21/03/2026
2- 2/15 Waverley street, Broadmeadows	\$520,000	21/03/2026
3- 2/203 Widford street Broadmeadows	\$540,000	10/03/2026

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: 13/08/2026