

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

2/1 EVANS COURT 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Sep 2025

to

31 Aug 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

3/74 CUTHBERT STREET BROADMEADOWS VIC 3047	\$475,000	12-Sep-26
2/6 ORTOLAN AVENUE BROADMEADOWS VIC 3047	\$440,000	26-Aug-26
2/7 RAILWAY CRESCENT BROADMEADOWS VIC 3047	\$490,000	28-Jul-26

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: 21 September 2026

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**3/74 CUTHBERT STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

^{RS}

\$475,000

Sold Date

12-Sep-26

Distance

1km



**2/6 ORTOLAN AVENUE
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

^{RS}

\$440,000

Sold Date

26-Aug-26

Distance

0.79km



**2/7 RAILWAY CRESCENT
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

^{RS}

\$490,000

Sold Date

28-Jul-26

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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