

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

2/51 JACANA AVENUE 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

\$500,000

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

2/3 WEDDING COURT BROADMEADOWS VIC 3047	\$498,500	01-Aug-26
4/15 COLIN COURT BROADMEADOWS VIC 3047	\$470,000	18-Jul-26
3/16 WARANGA CRESCENT BROADMEADOWS VIC 3047	\$495,000	08-May-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: 22 September 2026



**2/3 WEDDING COURT
BROADMEADOWS VIC 3047**

 2  1  -

Sold Price

^{RS}

\$498,500

Sold Date

01-Aug-26

Distance

0.72km



**4/15 COLIN COURT
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

^{RS}

\$470,000

Sold Date

18-Jul-26

Distance

0.6km



**3/16 WARANGA CRESCENT
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

\$495,000

Sold Date

08-May-26

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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