

# 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 Meredith Street, Broadmeadows Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$640,000

&

\$680,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Broadmeadows

Period - From

01/10/2025

to

31/12/2025

Source

REIV

### 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	1/174 Graham St BROADMEADOWS 3047	\$720,000	28/11/2025
2	1/61 Cuthbert St BROADMEADOWS 3047	\$655,000	17/11/2025
3	18a Bicknell Ct BROADMEADOWS 3047	\$700,000	25/07/2025

**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:

21/01/2026 14:42



4   2   2

**Rooms:** 6

**Property Type:** Townhouse

**Land Size:** 262 sqm approx

Agent Comments

**Indicative Selling Price**

\$640,000 - \$680,000

**Median Unit Price**

December quarter 2025: \$565,000

## Comparable Properties



**1/174 Graham St BROADMEADOWS 3047 (REI)**

Agent Comments

4   3   2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 28/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 199 sqm approx



**1/61 Cuthbert St BROADMEADOWS 3047 (REI)**

Agent Comments

4   1   2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 17/11/2025

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 223 sqm approx



**18a Bicknell Ct BROADMEADOWS 3047 (REI)**

Agent Comments

4   2   1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 25/07/2025

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 242 sqm approx

**Account - Stockdale & Leggo Glenroy** | P: 03 9306 0422 | F: 03 9300 3938