

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

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

**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)**

4



3



2

Price: \$720,000**Method:** Private Sale**Date:** 28/11/2025**Property Type:** Townhouse (Res)**Land Size:** 199 sqm approx

Agent Comments

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

4



1



2

Price: \$655,000**Method:** Private Sale**Date:** 17/11/2025**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 223 sqm approx

Agent Comments

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

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

Agent Comments

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