

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

5/138 KITCHENER STREET 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

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2025

to

31 Mar 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

4/138 KITCHENER STREET BROADMEADOWS VIC 3047	\$451,000	02-May-25
1/20-22 NICHOLAS STREET BROADMEADOWS VIC 3047	\$500,000	26-Dec-25
2/140 CUTHBERT STREET BROADMEADOWS VIC 3047	\$470,000	26-Aug-25

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: 13 April 2026



**4/138 KITCHENER STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$451,000** Sold Date **02-May-25**

Distance **0km**

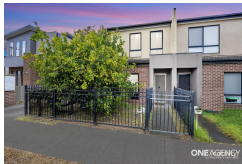


**1/20-22 NICHOLAS STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$500,000** Sold Date **26-Dec-25**

Distance **0.13km**



**2/140 CUTHBERT STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$470,000** Sold Date **26-Aug-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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