

## 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  
3/320 CAMP ROAD 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  \$600,000 &  \$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/> \$615,000	Property type <input type="text"/> Other	Suburb <input type="text"/> Broadmeadows
Period-from <input type="text"/> 01 Dec 2024	to <input type="text"/> 30 Nov 2025	Source <input type="text"/> 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
2/92 BEATTY AVENUE GLENROY VIC 3046	710000	28-Aug-25
2/32 BLIBURG STREET JACANA VIC 3047	605000	20-Oct-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: 02 December 2025



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**2/92 BEATTY AVENUE GLENROY**   Sold Price      **710000**   Sold Date **28-Aug-25**  
**VIC 3046**

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Distance      **1.41km**

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**2/32 BLIBURG STREET JACANA**   Sold Price      <sup>RS</sup>**605000**   Sold Date **20-Oct-25**  
**VIC 3047**

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Distance      **1.69km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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