

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

2/118 CUTHBERT 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2025

to

28 Feb 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

2/92 LAHINCH STREET BROADMEADOWS VIC 3047	\$425,000	31-Jan-25
5/69 CUTHBERT STREET BROADMEADOWS VIC 3047	\$436,000	25-Feb-25
3/60 KITCHENER STREET BROADMEADOWS VIC 3047	\$420,000	06-Mar-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: 26 March 2026


**2/92 LAHINCH STREET
BROADMEADOWS VIC 3047**
 2  1  1

Sold Price **\$425,000** Sold Date **31-Jan-25**

Distance **0.45km**

**5/69 CUTHBERT STREET
BROADMEADOWS VIC 3047**
 2  1  1

Sold Price **\$436,000** Sold Date **25-Feb-25**

Distance **0.47km**

**3/60 KITCHENER STREET
BROADMEADOWS VIC 3047**
 2  1  1

Sold Price **\$420,000** Sold Date **06-Mar-25**

Distance **0.65km**
RS = Recent sale

UN = Undisclosed Sale

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