

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

2/14 CONGRAM 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

\$470,000

&

\$510,000

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

2/28 BLAIR STREET BROADMEADOWS VIC 3047	495000	18-Sep-25
1/421 CAMP ROAD BROADMEADOWS VIC 3047	472000	29-Dec-25
3/90 WIDFORD STREET GLENROY VIC 3046	507000	20-Sep-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: 14 March 2026



**2/28 BLAIR STREET
BROADMEADOWS VIC 3047**

2 2 1

Sold Price **495000** Sold Date **18-Sep-25**

Distance **0.81km**



**1/421 CAMP ROAD
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **472000** Sold Date **29-Dec-25**

Distance **1.08km**



**3/90 WIDFORD STREET GLENROY
VIC 3046**

2 1 1

Sold Price **507000** Sold Date **20-Sep-25**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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