

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 ASPECT BOULEVARD BROADFORD VIC 3658

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

\$705,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Other

Suburb

Broadford

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3 VANTAGE AVENUE BROADFORD VIC 3658	-	19-Apr-25
12 COOLABAH STREET BROADFORD VIC 3658	\$750,000	25-Apr-24
7 WATTLE STREET BROADFORD VIC 3658	\$680,000	29-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 October 2025


3 VANTAGE AVENUE BROADFORD Sold Price

VIC 3658

4 2 2

 - Sold Date **19-Apr-25**

 Distance **0.02km**

12 COOLABAH STREET
BROADFORD VIC 3658

4 2 2

 Sold Price **\$750,000** Sold Date **25-Apr-24**

 Distance **0.27km**

7 WATTLE STREET BROADFORD
VIC 3658

4 2 2

 Sold Price ^{RS} **\$680,000** Sold Date **29-Sep-25**

 Distance **0.36km**
RS = Recent sale

UN = Undisclosed Sale

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