

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

3/3 GERBERT 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Dec 2024

to

30 Nov 2025

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

3/17 MEREDITH STREET BROADMEADOWS VIC 3047	\$512,500	28-Jun-25
13A KEITH CRESCENT BROADMEADOWS VIC 3047	\$550,000	13-May-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.

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**3/17 MEREDITH STREET
BROADMEADOWS VIC 3047**

3 - -

Sold Price **\$512,500** Sold Date **28-Jun-25**

Distance -



**13A KEITH CRESCENT
BROADMEADOWS VIC 3047**

2 2 1

Sold Price **\$550,000** Sold Date **13-May-25**

Distance **0.78km**

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

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