

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

1/164 WIDFORD 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Sep 2025

to

31 Aug 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

1/51 JACANA AVENUE BROADMEADOWS VIC 3047	\$520,000	05-May-26
2/34 STANHOPE STREET BROADMEADOWS VIC 3047	\$515,000	31-Mar-26
2/14 CONGRAM STREET BROADMEADOWS VIC 3047	\$505,000	01-Sep-26

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 September 2026



**1/51 JACANA AVENUE
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$520,000** Sold Date **05-May-26**

Distance **0.54km**



**2/34 STANHOPE STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$515,000** Sold Date **31-Mar-26**

Distance **0.9km**



**2/14 CONGRAM STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price ^{RS} **\$505,000** Sold Date **01-Sep-26**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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