

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

3/74 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Aug 2025

to

31 Jul 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

4/39 BLAIR STREET BROADMEADOWS VIC 3047	\$500,000	23-May-25
3/42 MEREDITH STREET BROADMEADOWS VIC 3047	\$510,000	17-Jan-26
3/56 LAHINCH STREET BROADMEADOWS VIC 3047	\$501,000	14-Jun-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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**4/39 BLAIR STREET
BROADMEADOWS VIC 3047**

2 2 1

Sold Price **\$500,000** Sold Date **23-May-25**

Distance **0.25km**



**3/42 MEREDITH STREET
BROADMEADOWS VIC 3047**

2 1 2

Sold Price **\$510,000** Sold Date **17-Jan-26**

Distance **0.58km**



**3/56 LAHINCH STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$501,000** Sold Date **14-Jun-25**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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