

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

331 Camp Road, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$545,000

&

\$595,000

Median sale price

Median price

\$662,500

Property Type

House

Suburb

Broadmeadows

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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 six 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	5a Marong Ct BROADMEADOWS 3047	\$570,000	26/03/2026
2	36 Hales Cr JACANA 3047	\$595,000	29/11/2025
3	1/15 Walsh St BROADMEADOWS 3047	\$530,000	15/11/2025

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 six months.~~

This Statement of Information was prepared on:

20/04/2026 14:57



3 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 381 sqm approx

Agent Comments

Indicative Selling Price

\$545,000 - \$595,000

Median House Price

Year ending March 2026: \$662,500

Comparable Properties



5a Marong Ct BROADMEADOWS 3047 (REI)

Agent Comments

3 1 4

Price: \$570,000

Method: Private Sale

Date: 26/03/2026

Property Type: Villa

Land Size: 454 sqm approx



36 Hales Cr JACANA 3047 (REI)

Agent Comments

3 1 2

Price: \$595,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House

Land Size: 398 sqm approx



1/15 Walsh St BROADMEADOWS 3047 (REI)

Agent Comments

3 1 1

Price: \$530,000

Method: Private Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 237 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938