

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

1/310 CAMP ROAD 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2025

to

28 Feb 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

2/93 LAHINCH STREET BROADMEADOWS VIC 3047	\$470,000	02-Feb-26
94 GRAHAM STREET BROADMEADOWS VIC 3047	\$480,000	19-Dec-25
1/421 CAMP ROAD BROADMEADOWS VIC 3047	\$472,000	29-Dec-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.~~

This Statement of Information was prepared on: 13 March 2026



**2/93 LAHINCH STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$470,000** Sold Date **02-Feb-26**

Distance **0.7km**



**94 GRAHAM STREET
BROADMEADOWS VIC 3047**

2 1 2

Sold Price **\$480,000** Sold Date **19-Dec-25**

Distance **0.81km**



**1/421 CAMP ROAD
BROADMEADOWS VIC 3047**

2 1 1

Sold Price **\$472,000** Sold Date **29-Dec-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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