

## 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

4 TYABB COURT BROADMEADOWS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$604,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Oct 2024

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 7 TYABB COURT BROADMEADOWS VIC 3047        | \$700,000 | 27-Aug-25 |
| 42 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047 | \$685,500 | 15-Sep-25 |
| 54 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047 | \$700,000 | 21-Aug-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: 26 October 2025


**7 TYABB COURT  
BROADMEADOWS VIC 3047**

 3
  1
  1

Sold Price **\$700,000** Sold Date **27-Aug-25**

Distance **0.05km**


**42 RIPPLEBROOK DRIVE  
BROADMEADOWS VIC 3047**

 3
  1
  2

Sold Price **\$685,500** Sold Date **15-Sep-25**

Distance **0.23km**


**54 RIPPLEBROOK DRIVE  
BROADMEADOWS VIC 3047**

 3
  1
  1

Sold Price **\$700,000** Sold Date **21-Aug-25**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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