

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Sep 2024

to

31 Aug 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	\$695,000	02-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: 11 September 2025


**7 TYABB COURT
BROADMEADOWS VIC 3047**

 3
  1
  1

Sold Price

^{RS}
\$695,000

Sold Date

02-Sep-25

Distance

0.05km

**54 RIPPLEBROOK DRIVE
BROADMEADOWS VIC 3047**

 3
  1
  1

Sold Price

^{RS}
\$700,000

Sold Date

21-Aug-25

Distance

0.36km
RS = Recent sale

UN = Undisclosed Sale

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