

## 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

2/7 BERKELEY CLOSE BROADMEADOWS VIC 3047

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Apr 2025

to

31 Mar 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

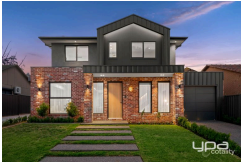
Date of sale

1/9 ROMSEY CRESCENT DALLAS VIC 3047	\$723,000	31-Jan-26
1/39 KITCHENER STREET BROADMEADOWS VIC 3047	\$670,000	10-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: 14 April 2026



**1/9 ROMSEY CRESCENT DALLAS  
VIC 3047**

 3  2  1

Sold Price

**\$723,000**

Sold Date

**31-Jan-26**

Distance

**0.78km**



**1/39 KITCHENER STREET  
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price

**\$670,000**

Sold Date

**10-Dec-25**

Distance

**1.26km**

RS = Recent sale

UN = Undisclosed Sale

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