

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 CHARLTON STREET 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Feb 2025

to

31 Jan 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

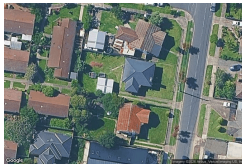
Date of sale

9 HOLBERRY STREET BROADMEADOWS VIC 3047	\$600,000	05-Dec-25
1 HADFIELD COURT BROADMEADOWS VIC 3047	\$610,000	16-Sep-25

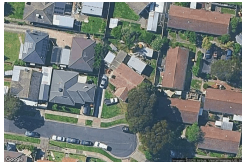
OR

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: 19 February 2026


**9 HOLBERRY STREET
BROADMEADOWS VIC 3047**
 3  -  -

Sold Price **\$600,000** Sold Date **05-Dec-25**

Distance **0.78km**

**1 HADFIELD COURT
BROADMEADOWS VIC 3047**
 2  1  1

Sold Price **\$610,000** Sold Date **16-Sep-25**

Distance **0.78km**
RS = Recent sale

UN = Undisclosed Sale

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