

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 OUTLOOK STREET BROADFORD VIC 3658

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

\$689,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Land

Suburb

Broadford

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 five kilometres of the property for sale in the last 18 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

48 DAVIDSON STREET BROADFORD VIC 3658	\$610,000	14-Jun-25
47 RUPERT STREET BROADFORD VIC 3658	\$676,000	24-Apr-25
9 YATTARNA COURT BROADFORD VIC 3658	\$650,000	31-Dec-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 February 2026


**48 DAVIDSON STREET
BROADFORD VIC 3658**

 4
  2
  2

Sold Price

\$610,000

Sold Date

14-Jun-25

Distance

1.28km

**47 RUPERT STREET BROADFORD
VIC 3658**

 4
  2
  3

Sold Price

\$676,000

Sold Date

24-Apr-25

Distance

2.05km

**9 YATTARNA COURT BROADFORD
VIC 3658**

 4
  2
  1

Sold Price

^{RS} **\$650,000**

Sold Date

31-Dec-25

Distance

2.83km
RS = Recent sale

UN = Undisclosed Sale

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