

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**102 CUTHBERT STREET,**

3 1 -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$755,000 to \$805,000**

Provided by: Mario Lambiase, Love & Co

## MEDIAN SALE PRICE



**BROADMEADOWS, VIC, 3047**

**Suburb Median Sale Price (House)**

**\$615,000**

01 October 2024 to 30 September 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**155 CUTHBERT ST, BROADMEADOWS, VIC**

5 3 4

**Sale Price**

**\$770,000**

Sale Date: 31/05/2025

Distance from Property: 431m



**877 PASCOE VALE RD, GLENROY, VIC 3046**

3 1 2

**Sale Price**

**\$775,000**

Sale Date: 15/05/2025

Distance from Property: 2.1km



**30 GLENCAIRN CRES, BROADMEADOWS, VIC**

4 1 2

**Sale Price**

**\$760,000**

Sale Date: 09/08/2025

Distance from Property: 1.9km



This report has been compiled on 31/10/2025 by Love & Co. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 102 CUTHBERT STREET, BROADMEADOWS, VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$755,000 to \$805,000

### Median sale price

Median price: \$615,000 Property type: House Suburb: BROADMEADOWS  
Period: 01 October 2024 to 30 September 2025 Source: pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
155 CUTHBERT ST, BROADMEADOWS, VIC 3047	\$770,000	31/05/2025
877 PASCOE VALE RD, GLENROY, VIC 3046	\$775,000	15/05/2025
30 GLENCAIRN CRES, BROADMEADOWS, VIC 3047	\$760,000	09/08/2025

This Statement of Information was prepared on: 31/10/2025