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<br>Including suburb and postcode | 23 HEYWOOD CRESCENT 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 | $600,000 | & | $650,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $604,000 | Property type | House | Suburb | Broadmeadows |
|---|---|---|---|---|---|
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 6 MITRE COURT BROADMEADOWS VIC 3047 | $648,000 | 09-Jul-25 |
| 80 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047 | $652,000 | 04-Oct-25 |
| 108 WARANGA CRESCENT BROADMEADOWS VIC 3047 | $655,000 | 30-Apr-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: 20 October 2025

woodards

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**6 MITRE COURT BROADMEADOWS VIC 3047**

3 1 1

Sold Price **$648,000** Sold Date **09-Jul-25**

Distance **0.19km**



**80 RIPPLEBROOK DRIVE BROADMEADOWS VIC 3047**

3 1 1

Sold Price RS **$652,000** Sold Date **04-Oct-25**

Distance **0.2km**



**108 WARANGA CRESCENT BROADMEADOWS VIC 3047**

3 1 2

Sold Price **$655,000** Sold Date **30-Apr-25**

Distance **1.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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