

## 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

1/4 WARNOCK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### 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

Address of comparable property	Price	Date of sale
4/162 WIDFORD STREET BROADMEADOWS VIC 3047	\$395,000	30-Jan-26

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: 10 April 2026

Vanessa Lobley  
M 0477677855  
E [vanessa.lobley@dibattista.io](mailto:vanessa.lobley@dibattista.io)



**4/162 WIDFORD STREET  
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$395,000** Sold Date **30-Jan-26**

Distance **0.86km**

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

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