

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

1/59 LAHINCH 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

\$530,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Jun 2025

to

31 May 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

2/203 WIDFORD STREET BROADMEADOWS VIC 3047	\$540,000	27-Feb-26
3/19 LAHINCH STREET BROADMEADOWS VIC 3047	\$546,000	21-Mar-26
3/34 BLIBURG STREET JACANA VIC 3047	\$543,000	14-Mar-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: 15 June 2026


**2/203 WIDFORD STREET
BROADMEADOWS VIC 3047**
 2  2  1

 Sold Price **\$540,000** Sold Date **27-Feb-26**

 Distance **0.23km**

**3/19 LAHINCH STREET
BROADMEADOWS VIC 3047**
 2  2  1

 Sold Price ^{RS} **\$546,000** Sold Date **21-Mar-26**

 Distance **0.36km**

**3/34 BLIBURG STREET JACANA
VIC 3047**
 2  1  -

 Sold Price **\$543,000** Sold Date **14-Mar-26**

 Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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