

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

4/59 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3/56 LAHINCH STREET BROADMEADOWS VIC 3047	\$501,000	14-Jun-25
85 GRAHAM STREET BROADMEADOWS VIC 3047	\$530,000	25-Jun-25
1/30 GRAHAM STREET BROADMEADOWS VIC 3047	\$475,000	19-Jun-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: 29 June 2025



**3/56 LAHINCH STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

^{RS} **\$501,000**

Sold Date

14-Jun-25

Distance

0.07km



**85 GRAHAM STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

^{RS} **\$530,000**

Sold Date

25-Jun-25

Distance

0.35km



**1/30 GRAHAM STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price

^{RS} **\$475,000**

Sold Date

19-Jun-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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