

## 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

30 LAHINCH 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Broadmeadows

Period-from

01 Feb 2025

to

31 Jan 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 BRADLEY STREET BROADMEADOWS VIC 3047	\$750,000	08-Oct-25
102 CUTHBERT STREET BROADMEADOWS VIC 3047	\$755,000	14-Nov-25
81 JUSTIN AVENUE GLENROY VIC 3046	\$760,000	16-Oct-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: 19 February 2026


**2 BRADLEY STREET  
BROADMEADOWS VIC 3047**
 3  1  2

 Sold Price **\$750,000** Sold Date **08-Oct-25**

 Distance **0.27km**

**102 CUTHBERT STREET  
BROADMEADOWS VIC 3047**
 3  1  2

 Sold Price **\$755,000** Sold Date **14-Nov-25**

 Distance **0.93km**

**81 JUSTIN AVENUE GLENROY VIC  
3046**
 3  1  2

 Sold Price **\$760,000** Sold Date **16-Oct-25**

 Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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