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	16 Lahinch Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $480,000 & $520,000

Median sale price

Median price $526,500 Property Type Unit Suburb Broadmeadows

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 six 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
1	4/59 Lahinch St BROADMEADOWS 3047	$485,000	29/07/2025
2	3/17 Meredith St BROADMEADOWS 3047	$512,500	28/06/2025
3	4/39 Blair St BROADMEADOWS 3047	$500,000	23/05/2025

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 six months.~~

This Statement of Information was prepared on: 16/09/2025 14:20

16 Lahinch Street, Broadmeadows Vic 3047

Moe Sayyah
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2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
June quarter 2025: $526,500

Comparable Properties



4/59 Lahinch St BROADMEADOWS 3047 (REI/VG)

2 2 1

Price: $485,000
Method: Private Sale
Date: 29/07/2025
Property Type: Townhouse (Single)
Land Size: 127 sqm approx

Agent Comments

Similar property and location however does include additional bathroom.



3/17 Meredith St BROADMEADOWS 3047 (REI)

2 2 1

Price: $512,500
Method: Private Sale
Date: 28/06/2025
Property Type: Townhouse (Res)

Agent Comments

New build, similar location also includes additional bathroom.



4/39 Blair St BROADMEADOWS 3047 (VG)

2 - -

Price: $500,000
Method: Sale
Date: 23/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar location and property.

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