

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

1/51 JACANA AVENUE 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Broadmeadows

Period-from

01 Mar 2025

to

28 Feb 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

4/59 LAHINCH STREET BROADMEADOWS VIC 3047	\$485,000	16-Jul-25
3/17 AVALON AVENUE BROADMEADOWS VIC 3047	\$490,000	26-Jul-25
2/93 LAHINCH STREET BROADMEADOWS VIC 3047	\$470,000	02-Feb-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: 24 March 2026



**4/59 LAHINCH STREET
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price **\$485,000** Sold Date **16-Jul-25**

Distance **0.2km**



**3/17 AVALON AVENUE
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$490,000** Sold Date **26-Jul-25**

Distance **0.22km**



**2/93 LAHINCH STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$470,000** Sold Date **02-Feb-26**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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