

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

1/15 WARRANDYTE ROAD LANGWARRIN VIC 3910

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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2024

to

31 Jul 2025

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

1/3 ATHOL COURT LANGWARRIN VIC 3910	\$653,000	09-Jul-25
33 FRANCIS CRESCENT LANGWARRIN VIC 3910	\$625,000	31-May-25
2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$620,000	27-May-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: 25 August 2025



**1/3 ATHOL COURT LANGWARRIN
VIC 3910**

 2  1  1

Sold Price **\$653,000** Sold Date **09-Jul-25**

Distance **0.37km**



**33 FRANCIS CRESCENT
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$625,000** Sold Date **31-May-25**

Distance **0.97km**



**2/30 WARRENWOOD PLACE
LANGWARRIN VIC 3910**

 2  1  2

Sold Price **\$620,000** Sold Date **27-May-25**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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