

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

1/214 NORTH 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2024

to

31 Aug 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

2/170 NORTH ROAD LANGWARRIN VIC 3910	\$710,000	24-Apr-25
1/170 NORTH ROAD LANGWARRIN VIC 3910	\$735,000	19-Jun-25
2/50 EDWARD STREET LANGWARRIN VIC 3910	\$712,500	24-Feb-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: 03 September 2025



2/170 NORTH ROAD LANGWARRIN VIC 3910

Sold Price

\$710,000

Sold Date **24-Apr-25**

3 2 2

Distance **0.47km**



1/170 NORTH ROAD LANGWARRIN VIC 3910

Sold Price

\$735,000

Sold Date **19-Jun-25**

3 2 2

Distance **0.47km**



2/50 EDWARD STREET LANGWARRIN VIC 3910

Sold Price

\$712,500

Sold Date **24-Feb-25**

3 2 2

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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