

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

1/35 DUNN CRESCENT 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2025

to

31 Jul 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

12/8 NORWARRAN WAY LANGWARRIN VIC 3910	\$573,000	30-Jul-26
4/51 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$555,000	02-Jun-26
24/28 POTTS ROAD LANGWARRIN VIC 3910	\$580,000	08-May-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: 04 August 2026

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**12/8 NORWARRAN WAY
LANGWARRIN VIC 3910**

2 1 1

Sold Price

^{RS}

\$573,000

Sold Date

30-Jul-26

Distance

0.32km



**4/51 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

2 1 1

Sold Price

\$555,000

Sold Date

02-Jun-26

Distance

1.23km



**24/28 POTTS ROAD LANGWARRIN
VIC 3910**

2 1 1

Sold Price

\$580,000

Sold Date

08-May-26

Distance

3.76km

RS = Recent sale

UN = Undisclosed Sale

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