

## 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

1/38 SOUTHGATEWAY LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### 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

2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910

\$620,000

27-May-25

2/25 POTTS ROAD LANGWARRIN VIC 3910

\$630,000

05-Aug-25

2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910

\$645,000

15-Sep-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: 30 September 2025

Daniel Robinson  
M 0435503185  
E danielr@areaspecialist.com.au



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

 2  1  2

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

Distance **1.33km**



**2/25 POTTS ROAD LANGWARRIN  
VIC 3910**

 2  1  2

Sold Price **\$630,000** Sold Date **05-Aug-25**

Distance **1.78km**



**2/60 SUNNY VALE DRIVE  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price <sup>RS</sup> **\$645,000** Sold Date **15-Sep-25**

Distance **1.19km**

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

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