

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 EVERITT CLOSE LANG LANG VIC 3984

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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Lang Lang

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

5 GIACCO BOULEVARD LANG LANG VIC 3984	\$820,000	18-Mar-25
1 COLE AVENUE LANG LANG VIC 3984	\$790,000	13-Aug-25
11 BAKER STREET LANG LANG VIC 3984	\$803,000	23-Jun-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: 11 August 2026



5 GIACCO BOULEVARD LANG LANG VIC 3984

4 2 6

Sold Price

\$820,000

Sold Date

18-Mar-25

Distance

0.12km



1 COLE AVENUE LANG LANG VIC 3984

4 2 2

Sold Price

\$790,000

Sold Date

13-Aug-25

Distance

0.38km



11 BAKER STREET LANG LANG VIC 3984

4 2 2

Sold Price

\$803,000

Sold Date

23-Jun-25

Distance

0.48km



8 MAURICE SUPER AVENUE LANG LANG VIC 3984

4 2 2

Sold Price

\$800,000

Sold Date

08-Apr-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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