

## 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

11 DELICIA STREET 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

\$750,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

4 AIRLIE COURT LANGWARRIN VIC 3910	\$770,000	03-Dec-24
2 AVON COURT LANGWARRIN VIC 3910	\$790,000	03-Mar-25
23 DUNN CRESCENT LANGWARRIN VIC 3910	\$810,000	05-Mar-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: 07 March 2025

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**4 AIRLIE COURT LANGWARRIN  
VIC 3910**

3 2 2

Sold Price **\$770,000** Sold Date **03-Dec-24**

Distance **2.03km**



**2 AVON COURT LANGWARRIN VIC  
3910**

3 2 1

Sold Price <sup>RS</sup> **\$790,000** Sold Date **03-Mar-25**

Distance **1.04km**



**23 DUNN CRESCENT  
LANGWARRIN VIC 3910**

3 2 2

Sold Price <sup>RS</sup> **\$810,000** Sold Date **05-Mar-25**

Distance **1.57km**

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

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