

## 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

16 EBONY DRIVE LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$1,060,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2024

to

30 Apr 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

11 BROWN THORNBILL COURT LANGWARRIN VIC 3910	\$1,100,000	12-Apr-25
60A YARRALUMLA DRIVE LANGWARRIN VIC 3910	\$1,150,000	05-Mar-25
72 PINDARA BOULEVARD LANGWARRIN VIC 3910	\$1,200,000	13-Dec-24

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: 02 May 2025

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**11 BROWN THORNBILL COURT  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **12-Apr-25**

Distance **4.28km**



**60A YARRALUMLA DRIVE  
LANGWARRIN VIC 3910**

 5  3  2

Sold Price **\$1,150,000** Sold Date **05-Mar-25**

Distance **1.47km**



**72 PINDARA BOULEVARD  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price **\$1,200,000** Sold Date **13-Dec-24**

Distance **1.7km**

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

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