

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

2/60 SUNNY VALE DRIVE 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

\$575,000

&

\$632,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2024

to

31 Jul 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

6/9 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$590,000	26-Mar-25
2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$620,000	27-May-25
18/34 POTTS ROAD LANGWARRIN VIC 3910	\$620,000	28-Jul-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: 15 August 2025

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**6/9 WARRENWOOD PLACE
LANGWARRIN VIC 3910**

 2  1  2

Sold Price **\$590,000** Sold Date **26-Mar-25**

Distance **0.58km**



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

 2  1  2

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

Distance **0.5km**



**18/34 POTTS ROAD LANGWARRIN
VIC 3910**

 2  1  2

Sold Price ^{RS} **\$620,000** Sold Date **28-Jul-25**

Distance **2.82km**

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

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