



# FROG PROPERTY

## Sales & Management

### 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

**202 North Road, 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

**\$890,000**

&

**\$945,000**

### Median sale price

Median price

**\$872,500**

Property type

House

Suburb

Langwarrin

Period - From

01 October  
2024

to

31 March 2025

Source

  
**pricefinder**

### 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 six 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
3 Veronica St, Langwarrin, Vic 3910	\$910,000	24/02/2025
55 Gum Nut Dr, Langwarrin, Vic 3910	\$945,000	21/01/2025
7 Horne Crt, Langwarrin, Vic 3910	\$955,750	08/02/2025

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 six months.~~

This Statement of Information was prepared on: 7 April 2025

[consumer.vic.gov.au](http://consumer.vic.gov.au)

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[www.FrogProperty.com.au](http://www.FrogProperty.com.au)

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