

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

26/165 NORTH ROAD 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2024

to

31 Oct 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

29/165 NORTH ROAD LANGWARRIN VIC 3910	\$650,000	25-Jul-25
26/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$635,000	15-Sep-25
10/75 POTTS ROAD LANGWARRIN VIC 3910	\$690,000	25-Oct-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: 17 November 2025

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29/165 NORTH ROAD
LANGWARRIN VIC 3910

3 1 2

Sold Price **\$650,000** Sold Date **25-Jul-25**

Distance **0km**



26/15 PENINSULA CRESCENT
LANGWARRIN VIC 3910

3 1 1

Sold Price **\$635,000** Sold Date **15-Sep-25**

Distance **1.54km**



10/75 POTTS ROAD LANGWARRIN
VIC 3910

3 1 2

Sold Price **\$690,000** Sold Date **-**

Distance **3.61km**

RS = Recent sale UN = Undisclosed Sale

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