

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

3/18 MALCOLM 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2025

to

30 Jun 2026

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

1/3 PELLITA WAY LANGWARRIN VIC 3910	\$635,000	20-May-26
45 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	\$640,000	06-Jul-26
8 NOEL ROAD LANGWARRIN VIC 3910	\$675,000	25-May-26

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: 14 July 2026



**1/3 PELLITA WAY LANGWARRIN
VIC 3910**

 2  1  2

Sold Price **\$635,000** Sold Date **20-May-26**

Distance **1.51km**



**45 SOUTHAMPTON DRIVE
LANGWARRIN VIC 3910**

 2  1  1

Sold Price ^{RS} **\$640,000** Sold Date **06-Jul-26**

Distance **2.38km**



**8 NOEL ROAD LANGWARRIN VIC
3910**

 2  1  1

Sold Price **\$675,000** Sold Date **25-May-26**

Distance **1.47km**

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

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