

## 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 PINDARI CRESCENT 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

\$680,000

&

\$720,000

### 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

3/45 RICHARD DRIVE LANGWARRIN VIC 3910	\$690,000	12-May-25
2/50 EDWARD STREET LANGWARRIN VIC 3910	\$712,500	24-Feb-25
5/170 NORTH ROAD LANGWARRIN VIC 3910	\$697,500	10-Mar-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: 30 May 2025



**3/45 RICHARD DRIVE  
LANGWARRIN VIC 3910**

3 2 2

Sold Price <sup>RS</sup> **\$690,000** Sold Date **12-May-25**

Distance **1.08km**



**2/50 EDWARD STREET  
LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$712,500** Sold Date **24-Feb-25**

Distance **1.11km**



**5/170 NORTH ROAD LANGWARRIN  
VIC 3910**

3 2 2

Sold Price <sup>RS</sup> **\$697,500** Sold Date **10-Mar-25**

Distance **1.18km**

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

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