

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 THE CLOSE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,000

Property type

House

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

12 PARK VALLEY CRESCENT LANGWARRIN VIC 3910	\$1,100,000	21-Jul-25
101 AQUEDUCT ROAD LANGWARRIN VIC 3910	\$1,205,000	10-Jul-25
53 RICHARD DRIVE LANGWARRIN VIC 3910	\$1,220,000	14-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: 22 August 2025

Daniel Robinson
M 0435503185
E danielr@areaspecialist.com.au



**12 PARK VALLEY CRESCENT
LANGWARRIN VIC 3910**

4 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **21-Jul-25**

Distance **0.8km**



**101 AQUEDUCT ROAD
LANGWARRIN VIC 3910**

4 2 2

Sold Price ^{RS} **\$1,205,000** ^{UN} Sold Date **10-Jul-25**

Distance **0.87km**



**53 RICHARD DRIVE LANGWARRIN
VIC 3910**

5 2 2

Sold Price ^{RS} **\$1,220,000** Sold Date **14-Jul-25**

Distance **1.62km**

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

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