

## 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

32 HORNSBY DRIVE 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

\$700,000

&

\$770,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 45 JARMAN DRIVE LANGWARRIN VIC 3910   | \$745,000 | 05-May-25 |
| 6 MONIQUE DRIVE LANGWARRIN VIC 3910   | \$770,000 | 06-Mar-25 |
| 10 DANIELLE COURT LANGWARRIN VIC 3910 | \$780,000 | 05-Aug-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: 15 August 2025

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**45 JARMAN DRIVE LANGWARRIN  
VIC 3910**

 3  1  1

Sold Price

**\$745,000**

Sold Date

**05-May-25**

Distance

**1.34km**



**6 MONIQUE DRIVE LANGWARRIN  
VIC 3910**

 3  1  2

Sold Price

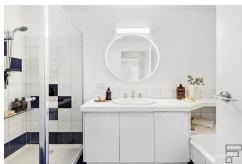
**\$770,000**

Sold Date

**06-Mar-25**

Distance

**0.41km**



**10 DANIELLE COURT  
LANGWARRIN VIC 3910**

 3  1  1

Sold Price

<sup>RS</sup> **\$780,000** <sup>UN</sup>

Sold Date

**05-Aug-25**

Distance

**1.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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