

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

4/87 EDWARD STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2024

to

31 Aug 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

10/81 EDWARD STREET LANGWARRIN VIC 3910	\$800,000	25-Aug-25
5 MURDOCH PLACE LANGWARRIN VIC 3910	\$795,000	14-Jul-25
11 WILCO MEWS LANGWARRIN VIC 3910	\$780,000	06-Jun-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: 20 September 2025

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**10/81 EDWARD STREET
LANGWARRIN VIC 3910**

Sold Price

^{RS}

\$800,000

Sold Date

25-Aug-25



3



2



2

Distance

0.07km



**5 MURDOCH PLACE LANGWARRIN
VIC 3910**

Sold Price

\$795,000

Sold Date

14-Jul-25



3



2



2

Distance

0.34km



**11 WILCO MEWS LANGWARRIN VIC
3910**

Sold Price

\$780,000

Sold Date

06-Jun-25



3



2



2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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