

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 CINEREA GLADE 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,000

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

6 SASHA COURT LANGWARRIN VIC 3910	\$815,000	04-Jun-25
33 QUARRY ROAD LANGWARRIN VIC 3910	\$815,000	06-Jun-25
22 RAYMOND AVENUE LANGWARRIN VIC 3910	\$820,000	22-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: 03 September 2025

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**6 SASHA COURT LANGWARRIN
VIC 3910**

3 2 2

Sold Price

\$815,000

Sold Date **04-Jun-25**

Distance **0.58km**



**33 QUARRY ROAD LANGWARRIN
VIC 3910**

3 2 2

Sold Price

^{RS} **\$815,000**

Sold Date **06-Jun-25**

Distance **1.31km**



**22 RAYMOND AVENUE
LANGWARRIN VIC 3910**

3 2 -

Sold Price

^{RS} **\$820,000**

Sold Date **22-Jul-25**

Distance **1.77km**

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

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