

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 TAMBO COURT 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

\$840,000

&

\$875,000

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

5 TARWIN COURT LANGWARRIN VIC 3910	\$860,000	04-Jun-25
3 GOVAN STREET LANGWARRIN VIC 3910	\$867,000	19-May-25
33 LEXTON DRIVE LANGWARRIN VIC 3910	\$876,000	04-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: 08 September 2025



**5 TARWIN COURT LANGWARRIN
VIC 3910**

3 2 2

Sold Price **\$860,000** Sold Date **04-Jun-25**

Distance **0.37km**



**3 GOVAN STREET LANGWARRIN
VIC 3910**

3 2 2

Sold Price **\$867,000** Sold Date **19-May-25**

Distance **1.81km**



**33 LEXTON DRIVE LANGWARRIN
VIC 3910**

3 2 2

Sold Price **\$876,000** Sold Date **04-Aug-25**

Distance **0.31km**

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

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