

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

5/59 CRANBOURNE-FRANKSTON ROAD 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

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

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

18/95 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$567,000	04-Jun-25
3/59 MYRTLE STREET LANGWARRIN VIC 3910	\$580,000	23-Jun-25
1/4 MAXWELL COURT LANGWARRIN VIC 3910	\$586,500	23-Apr-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

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



**18/95 WARRANDYTE ROAD
LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$567,000** Sold Date **04-Jun-25**

Distance **1.08km**



**3/59 MYRTLE STREET
LANGWARRIN VIC 3910**

2 1 1

Sold Price ^{RS} **\$580,000** Sold Date **23-Jun-25**

Distance **0.82km**



**1/4 MAXWELL COURT
LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$586,500** Sold Date **23-Apr-25**

Distance **1.81km**

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

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