

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 THE GROVE 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2024

to

31 Oct 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

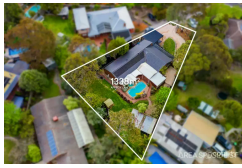
3 THE CLOSE LANGWARRIN VIC 3910	\$1,280,000	08-Oct-25
64 SOUTHGATEWAY LANGWARRIN VIC 3910	\$1,300,000	15-Oct-25
12 HEATHERWOOD GROVE LANGWARRIN VIC 3910	\$1,366,500	28-Oct-25

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 November 2025

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3 THE CLOSE LANGWARRIN VIC 3910

 5  3  2

Sold Price ^{RS} **\$1,280,000** Sold Date **08-Oct-25**

Distance **0.05km**



64 SOUTHGATEWAY LANGWARRIN VIC 3910

 4  3  1

Sold Price ^{RS} **\$1,300,000** Sold Date **15-Oct-25**

Distance **0.23km**



12 HEATHERWOOD GROVE LANGWARRIN VIC 3910

 4  2  2

Sold Price ^{RS} **\$1,366,500** ^{UN} Sold Date **28-Oct-25**

Distance **0.74km**

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

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