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	65 GREVILLEA ROAD LANGWARRIN VIC 3910				
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting					
		Price range	\$750,000	&	\$795,000
Median sale price					
Median Price	\$870,000	Property type	House	Suburb	Langwarrin
Period-from	01 Nov 2024	to 31 Oct 2025	5 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					
OR					

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: 18 November 2025



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