

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

7 PINDARI CRESCENT 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

\$679,000

&

\$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

House

Suburb

Langwarrin

Period-from

01 Aug 2024

to

31 Jul 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 PINDARI CRESCENT LANGWARRIN VIC 3910	\$690,000	24-Jul-25
3/45 RICHARD DRIVE LANGWARRIN VIC 3910	\$690,000	06-May-25
5/170 NORTH ROAD LANGWARRIN VIC 3910	\$697,500	25-Feb-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: 06 August 2025



**3 PINDARI CRESCENT
LANGWARRIN VIC 3910**

3 2 2

Sold Price ^{RS} **\$690,000** Sold Date **24-Jul-25**

Distance **0km**



**3/45 RICHARD DRIVE
LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$690,000** Sold Date **06-May-25**

Distance **1.08km**



**5/170 NORTH ROAD LANGWARRIN
VIC 3910**

3 2 2

Sold Price **\$697,500** Sold Date **25-Feb-25**

Distance **1.18km**

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

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