

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

8 GLAZEBURY 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

4 CHATSWOOD AVENUE LANGWARRIN VIC 3910	\$660,000	24-Feb-25
10 LANG ROAD LANGWARRIN VIC 3910	\$693,000	22-Feb-25
2 DANIEL DRIVE LANGWARRIN VIC 3910	\$695,000	27-Mar-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: 21 May 2025

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**4 CHATSWOOD AVENUE
LANGWARRIN VIC 3910**

4 1 -

Sold Price **\$660,000** Sold Date **24-Feb-25**

Distance **0.78km**



**10 LANG ROAD LANGWARRIN VIC
3910**

3 1 2

Sold Price **\$693,000** Sold Date **22-Feb-25**

Distance **0.84km**



**2 DANIEL DRIVE LANGWARRIN
VIC 3910**

3 1 1

Sold Price **\$695,000** Sold Date **27-Mar-25**

Distance **1.9km**

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

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