

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

82B BEECH STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Land

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

4/87 EDWARD STREET LANGWARRIN VIC 3910	\$800,000	14-Oct-25
15B JOHN STREET LANGWARRIN VIC 3910	\$800,000	08-Oct-25
98 CRANHAVEN ROAD LANGWARRIN VIC 3910	\$820,000	24-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: 23 November 2025



4/87 EDWARD STREET LANGWARRIN VIC 3910

3 2 2

Sold Price

^{RS}

\$800,000

Sold Date

14-Oct-25

Distance

0.06km



15B JOHN STREET LANGWARRIN VIC 3910

3 2 1

Sold Price

\$800,000

Sold Date

08-Oct-25

Distance

0.52km



98 CRANHAVEN ROAD LANGWARRIN VIC 3910

3 2 2

Sold Price

^{RS}

\$820,000

Sold Date

24-Oct-25

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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