

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

9/16 DANIEL DRIVE 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

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,500

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2025

to

31 Jan 2026

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

4/91 SOUTHGATEWAY LANGWARRIN VIC 3910	\$575,000	02-Dec-25
5/3 PELLITA WAY LANGWARRIN VIC 3910	\$590,000	07-Jan-26
2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$645,000	10-Sep-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: 13 February 2026

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4/91 SOUTHGATEWAY LANGWARRIN VIC 3910

2 1 1

Sold Price **\$575,000** Sold Date **02-Dec-25**

Distance **0.57km**



5/3 PELLITA WAY LANGWARRIN VIC 3910

2 1 1

Sold Price ^{RS} **\$590,000** Sold Date **07-Jan-26**

Distance **0.8km**



2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **\$645,000** Sold Date **10-Sep-25**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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