

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

9/293 CRANBOURNE-FRANKSTON ROAD 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

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

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

10/64 POTTS ROAD LANGWARRIN VIC 3910	\$490,000	20-May-25
7/11 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$490,000	23-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: 19 November 2025



Cameron McCullough

P 1300 438 439

M 0478 751 984

E cameron.mccullough@eview.com.au



**10/64 POTTS ROAD LANGWARRIN
VIC 3910**

Sold Price

\$490,000

Sold Date **20-May-25**

2 1 1

Distance **1.47km**



**7/11 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

Sold Price

Sold Date **23-Sep-25**

2 1 1

Distance **2.65km**

RS = Recent sale

UN = Undisclosed Sale

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