

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 ROGAN 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,000

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

7 STEVENS ROAD LANGWARRIN VIC 3910	\$900,000	11-Aug-25
7 LYNNE COURT LANGWARRIN VIC 3910	\$869,750	03-Mar-25
25 STEVENS ROAD LANGWARRIN VIC 3910	\$950,000	12-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: 12 August 2025



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**7 STEVENS ROAD LANGWARRIN
VIC 3910**

Sold Price

^{RS} **\$900,000**

Sold Date

11-Aug-25



4



2



2

Distance

0.15km



**7 LYNNE COURT LANGWARRIN
VIC 3910**

Sold Price

\$869,750

Sold Date

03-Mar-25



4



2



2

Distance

0.19km



**25 STEVENS ROAD LANGWARRIN
VIC 3910**

Sold Price

^{RS} **\$950,000**

Sold Date

12-Feb-25



3



2



2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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