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	6 BROKENWOOD 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	$900,000	&	$990,000

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
4 CAROLYN COURT LANGWARRIN VIC 3910	$980,000	07-Jul-25
2 MONZE DRIVE LANGWARRIN VIC 3910	$975,000	08-Jul-25
152 NORTH ROAD LANGWARRIN VIC 3910	$915,000	10-Jun-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: 09 August 2025

OBrien Real Estate

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4 CAROLYN COURT LANGWARRIN VIC 3910

4 2 2

Sold Price RS $980,000 Sold Date 07-Jul-25

Distance 0.45km



2 MONZE DRIVE LANGWARRIN VIC 3910

4 2 2

Sold Price RS $975,000 Sold Date 08-Jul-25

Distance 1.11km



152 NORTH ROAD LANGWARRIN VIC 3910

4 2 2

Sold Price $915,000 Sold Date 10-Jun-25

Distance 1.91km

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

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