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 KIALLA PLACE 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	$840,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$863,000	Property type	House	Suburb	Langwarrin
Period-from	01 Oct 2024	to	30 Sep 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
175 NORTH ROAD LANGWARRIN VIC 3910	$901,000	24-Sep-25
24 SYCAMORE STREET LANGWARRIN VIC 3910	$905,200	12-Sep-25
21 BAYPORT DRIVE LANGWARRIN VIC 3910	$888,000	29-Aug-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: 25 October 2025

OBrien Real Estate

Andrew Athanasiou
P 03 5995 0500
M 0421 252 344
E andrew.a@obrienrealestate.com.au



175 NORTH ROAD LANGWARRIN VIC 3910

3 2 2

Sold Price RS $901,000 Sold Date 24-Sep-25

Distance 0.39km



24 SYCAMORE STREET LANGWARRIN VIC 3910

3 2 2

Sold Price RS $905,200 Sold Date 12-Sep-25

Distance 2.03km



21 BAYPORT DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price RS $888,000 Sold Date 29-Aug-25

Distance 0.84km

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

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