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	7 SUNNY VALE 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	$850,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$877,000	Property type	House	Suburb	Langwarrin
Period-from	01 Jan 2025	to	31 Dec 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
2 GLAZEBURY COURT LANGWARRIN VIC 3910	$880,000	05-Sep-25
120 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	$915,000	09-Dec-25
24 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	$950,000	25-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: 12 January 2026

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2 GLAZEBURY COURT LANGWARRIN VIC 3910

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Sold Price **$880,000** Sold Date **05-Sep-25**

Distance **1.84km**



120 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

4 2 1

Sold Price RS **$915,000** UN Sold Date **09-Dec-25**

Distance **1.65km**



24 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910

4 2 2

Sold Price **$950,000** Sold Date **25-Aug-25**

Distance **0.76km**

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

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