Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AFoftheEstateAgents Act 1980

Property offered for sale

Address Including suburb and postcode	24 JOHN STREET LANGWARRIN VIC 3910

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$880,000

Median sale price

(*Deletehouseorunit 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 arethe threepropertiessoldwithintwokilometresof theproperty 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
289 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	$865,000	16-Oct-25
1 SALIGNA COURT LANGWARRIN VIC 3910	$880,000	10-Oct-25
2 GLAZEBURY COURT LANGWARRIN VIC 3910	$880,000	05-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 January 2026

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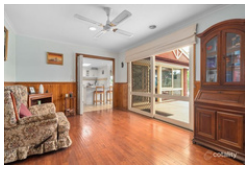
289 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

4 2 2

Sold Price $865,000 Sold Date 16-Oct-25

Distance 1.67km



1 SALIGNA COURT LANGWARRIN VIC 3910

4 2 2

Sold Price $880,000 Sold Date 03-Feb-23

Distance 1.95km



2 GLAZEBURY COURT LANGWARRIN VIC 3910

4 2 -

Sold Price Sold Date 05-Sep-25

Distance 0.48km

RS= Recent sale UN= Undisclosed Sale

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