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 HEATHERWOOD GROVE 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	$1,200,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$901,000	Property type	House	Suburb	Langwarrin
Period-from	01 Jul 2025	to	30 Jun 2026	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
5 PINDARA BOULEVARD LANGWARRIN VIC 3910	$1,385,000	12-Jun-26
22 KING ORCHID DRIVE LANGWARRIN VIC 3910	$1,260,000	20-May-26

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: 02 July 2026

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5 PINDARA BOULEVARD LANGWARRIN VIC 3910

4 3 3

Sold Price RS **$1,385,000** Sold Date **12-Jun-26**

Distance **1.6km**



22 KING ORCHID DRIVE LANGWARRIN VIC 3910

4 2 2

Sold Price RS **$1,260,000** Sold Date **20-May-26**

Distance **1.6km**

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

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