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	11 BUSH 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	$950,000	&	$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$890,000	Property type	House	Suburb	Langwarrin
Period-from	01 May 2025	to	30 Apr 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
58 JARMAN DRIVE LANGWARRIN VIC 3910	$980,000	24-Mar-26
88 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	$1,050,000	22-Apr-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.

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58 JARMAN DRIVE LANGWARRIN VIC 3910

4 2 2

Sold Price RS $980,000 Sold Date 24-Mar-26

Distance 0.84km



88 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910

4 2 2

Sold Price RS $1,050,000 Sold Date 22-Apr-26

Distance 1.28km

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

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