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	5/59 CRANBOURNE-FRANKSTON ROAD 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	$535,000	&	$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$587,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Sep 2024	to	31 Aug 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
18/95 WARRANDYTE ROAD LANGWARRIN VIC 3910	$567,000	04-Jun-25
3/59 MYRTLE STREET LANGWARRIN VIC 3910	$580,000	23-Jun-25
1/4 MAXWELL COURT LANGWARRIN VIC 3910	$586,500	23-Apr-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: 03 September 2025

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18/95 WARRANDYTE ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **$567,000** Sold Date **04-Jun-25**

Distance **1.08km**



3/59 MYRTLE STREET LANGWARRIN VIC 3910

2 1 1

Sold Price RS **$580,000** Sold Date **23-Jun-25**

Distance **0.82km**



1/4 MAXWELL COURT LANGWARRIN VIC 3910

2 1 1

Sold Price **$586,500** Sold Date **23-Apr-25**

Distance **1.81km**

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

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