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	1/428 MCCLELLAND 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$569,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
2/50 EDWARD STREET LANGWARRIN VIC 3910	$712,500	24-Feb-25
4/1 EDWARD STREET LANGWARRIN VIC 3910	$730,000	21-Oct-24
5/170 NORTH ROAD LANGWARRIN VIC 3910	$697,500	10-Mar-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 May 2025

OBrien Real Estate

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2/50 EDWARD STREET LANGWARRIN VIC 3910

3 2 2

Sold Price **$712,500** Sold Date **24-Feb-25**

Distance **0.62km**



4/1 EDWARD STREET LANGWARRIN VIC 3910

4 2 2

Sold Price **$730,000** Sold Date **21-Oct-24**

Distance **0.58km**



5/170 NORTH ROAD LANGWARRIN VIC 3910

3 2 2

Sold Price RS **$697,500** Sold Date **10-Mar-25**

Distance **2.11km**

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

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