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<br>Including suburb and postcode | 2/169 NORTH 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 | $580,000 | & | $630,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $587,000 | Property type | Unit | Suburb | Langwarrin |
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910 | $645,000 | 15-Sep-25 |
| 2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910 | $620,000 | 27-May-25 |
| 13/9 WARRENWOOD PLACE LANGWARRIN VIC 3910 | $610,000 | 11-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: 01 October 2025

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**2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910**

2 1 1

Sold Price RS $645,000 Sold Date 15-Sep-25

Distance 1.41km



**2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910**

2 1 2

Sold Price $620,000 Sold Date 27-May-25

Distance 0.93km



**13/9 WARRENWOOD PLACE LANGWARRIN VIC 3910**

2 1 1

Sold Price RS $610,000 Sold Date 11-Sep-25

Distance 0.92km

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

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