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	1/38 SOUTHGATEWAY 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	$590,000	&	$640,000

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
2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910	$620,000	27-May-25
2/25 POTTS ROAD LANGWARRIN VIC 3910	$630,000	05-Aug-25
2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910	$645,000	15-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: 30 September 2025

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2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910

2 1 2

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

Distance **1.33km**



2/25 POTTS ROAD LANGWARRIN VIC 3910

2 1 2

Sold Price **$630,000** Sold Date **05-Aug-25**

Distance **1.78km**



2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910

2 1 1

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

Distance **1.19km**

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

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