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	7 ISA 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	$885,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$863,000	Property type	House	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
7 FIRBANK CLOSE LANGWARRIN VIC 3910	965000	18-Aug-25
32 CEDAR STREET LANGWARRIN VIC 3910	920000	03-Sep-25
3 GOVAN STREET LANGWARRIN VIC 3910	867000	19-May-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: 27 October 2025

OBrien Real Estate

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7 FIRBANK CLOSE LANGWARRIN VIC 3910

3 2 2

Sold Price **965000** Sold Date **18-Aug-25**

Distance **1.85km**



32 CEDAR STREET LANGWARRIN VIC 3910

3 2 2

Sold Price RS **920000** Sold Date **03-Sep-25**

Distance **1.19km**



3 GOVAN STREET LANGWARRIN VIC 3910

3 2 2

Sold Price **867000** Sold Date **19-May-25**

Distance **0.73km**



17 BIANCO COURT LANGWARRIN VIC 3910

3 2 2

Sold Price RS **815000** Sold Date **20-Sep-25**

Distance **0.63km**

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

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