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	26/165 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,500	Property type	Unit	Suburb	Langwarrin
Period-from	01 Nov 2024	to	31 Oct 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
29/165 NORTH ROAD LANGWARRIN VIC 3910	$650,000	25-Jul-25
26/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	$635,000	15-Sep-25
10/75 POTTS ROAD LANGWARRIN VIC 3910	$690,000	25-Oct-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: 17 November 2025

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29/165 NORTH ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price **$650,000** Sold Date **25-Jul-25**

Distance **0km**



26/15 PENINSULA CRESCENT LANGWARRIN VIC 3910

3 1 1

Sold Price **$635,000** Sold Date **15-Sep-25**

Distance **1.54km**



10/75 POTTS ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price **$690,000** Sold Date **-**

Distance **3.61km**

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

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