

## 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

7/51 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,000

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

3/59 MYRTLE STREET LANGWARRIN VIC 3910	\$580,000	23-Jun-25
1/4 MAXWELL COURT LANGWARRIN VIC 3910	\$586,500	23-Apr-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: 07 October 2025

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**3/59 MYRTLE STREET  
 LANGWARRIN VIC 3910**

 2  1  1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **23-Jun-25**

Distance **0.8km**



**1/4 MAXWELL COURT  
 LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$586,500** Sold Date **23-Apr-25**

Distance **1.86km**



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

 2  1  1

Sold Price <sup>RS</sup> **\$610,000** Sold Date **11-Sep-25**

Distance **2.15km**

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

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