

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

55/15 PENINSULA CRESCENT 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2024

to

31 Jul 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

74/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$545,000	27-Mar-25
2/9 WARRINDALE CLOSE LANGWARRIN VIC 3910	\$545,000	17-Apr-25
18/95 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$567,000	04-Jun-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: 25 August 2025

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**74/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 2  1  1

Sold Price

\$545,000

Sold Date

27-Mar-25

Distance

0.34km



**2/9 WARRINDALE CLOSE
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

Sold Date

17-Apr-25

Distance

1.65km



**18/95 WARRANDYTE ROAD
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

\$567,000

Sold Date

04-Jun-25

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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