

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

9/281 CRANBOURNE-FRANKSTON 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2025

to

31 Dec 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

1/150 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$796,000	21-Oct-25
15B JOHN STREET LANGWARRIN VIC 3910	\$800,000	08-Oct-25
1/91B AQUEDUCT ROAD LANGWARRIN VIC 3910	\$885,000	20-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.~~

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**1/150 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$796,000** Sold Date **21-Oct-25**

Distance **1.28km**



**15B JOHN STREET LANGWARRIN
VIC 3910**

3 2 1

Sold Price **\$800,000** Sold Date **08-Oct-25**

Distance **1.54km**



**1/91B AQUEDUCT ROAD
LANGWARRIN VIC 3910**

3 2 1

Sold Price **\$885,000** Sold Date **20-Sep-25**

Distance **1.51km**

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

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