

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2025

to

31 Jan 2026

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

26/165 NORTH ROAD LANGWARRIN VIC 3910	\$725,000	26-Nov-25
1/150 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$796,000	21-Oct-25
1/5 SERRA CLOSE LANGWARRIN VIC 3910	\$731,000	30-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.~~

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**26/165 NORTH ROAD  
LANGWARRIN VIC 3910**

3 1 2

Sold Price **\$725,000** Sold Date **26-Nov-25**

Distance **2.12km**



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

3 2 2

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

Distance **1.28km**



**1/5 SERRA CLOSE LANGWARRIN  
VIC 3910**

3 2 2

Sold Price **\$731,000** Sold Date **30-Oct-25**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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