

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 \$730,000 & \$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

Period-from to Source

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.

This Statement of Information was prepared on: 02 February 2026



**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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