

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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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

3/6 NORTHGATEWAY LANGWARRIN VIC 3910	\$740,000	12-Feb-26
7 PINDARI CRESCENT LANGWARRIN VIC 3910	\$693,000	01-Sep-25
10/5 SERRA CLOSE LANGWARRIN VIC 3910	\$730,000	10-Feb-26

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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**3/6 NORTHGATEWAY
LANGWARRIN VIC 3910**

3 2 2

Sold Price

^{RS} **\$740,000** Sold Date **12-Feb-26**

Distance **0.67km**



**7 PINDARI CRESCENT
LANGWARRIN VIC 3910**

3 2 2

Sold Price

\$693,000 Sold Date **01-Sep-25**

Distance **1.17km**



**10/5 SERRA CLOSE LANGWARRIN
VIC 3910**

3 2 2

Sold Price

^{RS} **\$730,000** Sold Date **10-Feb-26**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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