

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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,250

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2025

to

28 Feb 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

5/170 NORTH ROAD LANGWARRIN VIC 3910	\$697,500	25-Feb-25
3/16 ATHOL COURT LANGWARRIN VIC 3910	\$665,000	16-Jan-25
3/5 LORRAINE STREET FRANKSTON VIC 3199	\$700,000	12-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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5/170 NORTH ROAD LANGWARRIN VIC 3910

3 2 2

Sold Price \$697,500 Sold Date 25-Feb-25

Distance 2.28km



3/16 ATHOL COURT LANGWARRIN VIC 3910

3 3 2

Sold Price \$665,000 Sold Date 16-Jan-25

Distance 1.35km



3/5 LORRAINE STREET FRANKSTON VIC 3199

3 2 1

Sold Price ^{RS} \$700,000 Sold Date 12-Feb-26

Distance 5.64km

RS = Recent sale

UN = Undisclosed Sale

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