

# 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

6 Colwyn Close, Langwarrin, Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$860,000

&

\$946,000

### Median sale price

Median price

\$926,000

Property type

House

Suburb

Langwarrin

Period - From

01/02/2026

to

30/04/2026

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 six 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
18 Roberna Court, Langwarrin, VIC 3910	\$872,500	01/03/2026
62 Paterson Avenue, Langwarrin, VIC 3910	\$850,000	26/02/2026
9 Hornsby Drive, Langwarrin, VIC 3910	\$940,000	31/03/2026

**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 six months.~~

This Statement of Information was prepared on: 26/05/2026