Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 23/11/2026

Property offered for sale

Address
Including suburb and postcode: 7/9 Warrenwood Place, Langwarrin, Vic 3910

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
UNIT	3	2	2	108	249

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price:

or

Range between: $660,000 & $720,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $618,000 Property type: Unit Suburb: Langwarrin

Period: from 01/08/2026 to 31/10/2026 Source: PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
3/4 Northgateway, Langwarrin, VIC 3910	$705,000	20/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Unit	3	2	2	120	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

☒ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

Following a review of recent sales in Langwarrin, the agent reasonably considers that fewer than three directly comparable properties have sold within a 2 km radius over the past six months, having regard to the subject property's age, size and overall standard.

The following local sales have therefore been provided as supporting market evidence to substantiate the estimated selling price achievable under current market conditions:

1/4 Northgateway, Langwarrin – Sold for **$740,000** (30 September 2026, 1.44 km from the subject property). A 3-bedroom, 2-bathroom, 2-car townhouse on 284 m², built in 2015. This sale represents an upper benchmark for newer, larger three-bedroom townhouses in the local market and is considered a superior property to the subject.

3/75 Cranbourne-Frankston Road, Langwarrin – Sold for **$630,000** (21 September 2026, 1.97 km from the subject property). A 3-bedroom, 2-bathroom, 2-car property on 215 m², built in 2016. This sale establishes the lower benchmark, with its main-road location considered inferior to the subject property's quieter court setting.

8/2 Allington Place, Langwarrin – Sold for **$666,000** (9 September 2026, 2.67 km from the subject property). A 3-bedroom, 1-bathroom, 2-car property on 228 m², built in 2000. Although slightly outside the 2 km radius, this sale has been included due to its comparability which closely align with the subject property. An upward adjustment is considered appropriate to reflect the subject property's additional bathroom.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____