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	1 PAMELA PLACE 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	$695,000	&	$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$915,000	Property type	House	Suburb	Langwarrin
Period-from	01 Sep 2025	to	31 Aug 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
2 ELSAN-LEA COURT LANGWARRIN VIC 3910	$740,000	13-Jul-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.

This Statement of Information was prepared on: 15 September 2026

Ryan King
P 0397702828
M 0457 511 332
E ryan@ashmarton.com.au

2 ELSAN-LEA COURT
LANGWARRIN VIC 3910

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Sold Price	**$740,000**	Sold Date	**13-Jul-26**
		Distance	**0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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