

## 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

29/165 NORTH ROAD LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

6/93 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$610,000	19-Apr-25
26/145 UNION ROAD LANGWARRIN VIC 3910	\$615,000	20-May-25
3/45 RICHARD DRIVE LANGWARRIN VIC 3910	\$690,000	12-May-25

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: 01 July 2025



**6/93 WARRANDYTE ROAD  
LANGWARRIN VIC 3910**

 3  1  2

Sold Price **\$610,000** Sold Date **19-Apr-25**

Distance **0.43km**



**26/145 UNION ROAD  
LANGWARRIN VIC 3910**

 3  2  1

Sold Price <sup>RS</sup> **\$615,000** Sold Date **20-May-25**

Distance **0.6km**



**3/45 RICHARD DRIVE  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price <sup>RS</sup> **\$690,000** Sold Date **12-May-25**

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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