

## 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

321 CRANBOURNE-FRANKSTON 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

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$849,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2024

to

30 Jun 2025

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

9 NOEL ROAD LANGWARRIN VIC 3910	\$880,500	04-Feb-25
9 DENISE COURT LANGWARRIN VIC 3910	\$885,000	26-Feb-25
12 NOEL ROAD LANGWARRIN VIC 3910	\$880,000	19-Mar-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: 22 July 2025

OBrien Real Estate Langwarrin

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E [accounts.lang@obrienrealestate.com.au](mailto:accounts.lang@obrienrealestate.com.au)**9 NOEL ROAD LANGWARRIN VIC 3910**

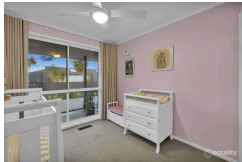
Sold Price

**\$880,500**

Sold Date

**04-Feb-25** 4  2  2

Distance

**0.61km****9 DENISE COURT LANGWARRIN VIC 3910**

Sold Price

**\$885,000**

Sold Date

**26-Feb-25** 4  2  2

Distance

**0.56km****12 NOEL ROAD LANGWARRIN VIC 3910**

Sold Price

**\$880,000**

Sold Date

**19-Mar-25** 4  2  2

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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