

# 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

11 Wootten Crescent, 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 \$700,000

&

\$770,000

### Median sale price

Median price \$871,000

Property Type House

Suburb Langwarrin

Period - From 01/04/2025

to 30/06/2025

Source REIV

### 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 8 Glazebury Ct LANGWARRIN 3910 | \$740,000 | 10/06/2025   |
| 2 | 32 Long St LANGWARRIN 3910     | \$726,000 | 04/04/2025   |
| 3 | 45 Turner Rd LANGWARRIN 3910   | \$708,000 | 18/03/2025   |

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:

15/07/2025 11:58

Darren Eichenberger  
9775 7500  
0419 874279  
darrene@mcgrath.com.au

**Indicative Selling Price**

\$695,000 - \$750,000

**Median House Price**

June quarter 2025: \$871,000



**Property Type:**  
Agent Comments

## Comparable Properties



**8 Glazebury Ct LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 10/06/2025  
**Property Type:** House  
**Land Size:** 735 sqm approx



**32 Long St LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$726,000  
**Method:** Private Sale  
**Date:** 04/04/2025  
**Property Type:** House  
**Land Size:** 664 sqm approx



**45 Turner Rd LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$708,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House  
**Land Size:** 668 sqm approx

**Account - McGrath Langwarrin** | P: 03 9775 7500 | F: 03 9775 7009



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