

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

10 Danielle Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$685,000

&

\$735,000

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	45 Jarman Dr LANGWARRIN 3910	\$745,000	20/05/2025
2	11 Leonard Dr LANGWARRIN 3910	\$710,000	04/04/2025
3	32 Long St LANGWARRIN 3910	\$726,000	04/04/2025

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:

30/07/2025 17:18



3 1 2

Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price

\$685,000 - \$735,000

Median House Price

June quarter 2025: \$871,000

Comparable Properties



45 Jarman Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

3 1 2

Price: \$745,000

Method: Private Sale

Date: 20/05/2025

Property Type: House

Land Size: 474 sqm approx



11 Leonard Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

3 1 2

Price: \$710,000

Method: Private Sale

Date: 04/04/2025

Property Type: House (Res)

Land Size: 529 sqm approx



32 Long St LANGWARRIN 3910 (REI/VG)

Agent Comments

3 1 4

Price: \$726,000

Method: Private Sale

Date: 04/04/2025

Property Type: House

Land Size: 664 sqm approx

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900