

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

5 WOOD DUCK COURT 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

\$1,190,000

&

\$1,280,000

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

17 BLACK SHEOAK PLACE LANGWARRIN VIC 3910	\$1,329,000	25-Jun-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.

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Badiha Cook

P (03) 8781 3888

M 0438 352 456

E badiha.cook@eview.com.au



**17 BLACK SHEOAK PLACE
LANGWARRIN VIC 3910**

3 2 3

Sold Price ^{RS} **\$1,329,000** Sold Date **25-Jun-26**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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