

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

41/210 CRANBOURNE-FRANKSTON ROAD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2024

to

30 Apr 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

25/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	24-Jul-24
47/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$615,000	12-Dec-23
6/93 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$610,000	30-Apr-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 May 2025



25/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910
 🏠 3 🚤 1 🚗 2

Sold Price **\$575,000** Sold Date **24-Jul-24**
 Distance **0km**



47/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910
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Sold Price **\$615,000** Sold Date **12-Dec-23**
 Distance **0km**



6/93 WARRANDYTE ROAD LANGWARRIN VIC 3910
 🏠 3 🚤 1 🚗 2

Sold Price ^{RS} **\$610,000** Sold Date **30-Apr-25**
 Distance **0.88km**



17/93 WARRANDYTE ROAD LANGWARRIN VIC 3910
 🏠 3 🚤 1 🚗 2

Sold Price **\$600,000** Sold Date **04-Sep-24**
 Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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