

## 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

4 SALIGNA COURT LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$945,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$863,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2024

to

31 Oct 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

16 BENDEMERE RISE LANGWARRIN VIC 3910	1012500	12-Aug-25
20 JACKSON DRIVE LANGWARRIN VIC 3910	990000	23-Oct-25
9 ROGAN COURT LANGWARRIN VIC 3910	1027500	05-Sep-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: 02 November 2025

**16 BENDEMERE RISE  
LANGWARRIN VIC 3910**

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Sold Price **1012500** Sold Date **12-Aug-25**Distance **0.94km****20 JACKSON DRIVE LANGWARRIN  
VIC 3910**

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Sold Price <sup>RS</sup> **990000** Sold Date **23-Oct-25**Distance **0.62km****9 ROGAN COURT LANGWARRIN  
VIC 3910**

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Sold Price <sup>RS</sup> **1027500** Sold Date **05-Sep-25**Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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