

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

15/291 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,250

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2025

to

28 Feb 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

18/2 ALLINGTON PLACE LANGWARRIN VIC 3910	\$565,000	02-Dec-25
4/91 SOUTHGATEWAY LANGWARRIN VIC 3910	\$575,000	02-Dec-25
3/10 LEMNIAN COURT LANGWARRIN VIC 3910	\$576,300	21-Jan-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.~~

This Statement of Information was prepared on: 26 March 2026



**18/2 ALLINGTON PLACE
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$565,000** Sold Date **02-Dec-25**

Distance **0.83km**



**4/91 SOUTHGATEWAY
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$575,000** Sold Date **02-Dec-25**

Distance **1.04km**



**3/10 LEMNIAN COURT
LANGWARRIN VIC 3910**

 2  1  1

Sold Price ^{RS} **\$576,300** Sold Date **21-Jan-26**

Distance **2.16km**

RS = Recent sale

UN = Undisclosed Sale

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