

## 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

8 SERENITY DRIVE 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

\$1,000,000

&

\$1,100,000

### 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 88 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910 | \$1,050,000 | 14-Apr-26 |
| 5 SUNNY VALE DRIVE LANGWARRIN VIC 3910       | \$1,070,000 | 14-Jul-26 |
| 8 BUSHY COURT LANGWARRIN VIC 3910            | \$1,185,000 | 01-Aug-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: 01 September 2026



**88 HUNTINGTOWER CRESCENT  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$1,050,000**

Sold Date

**14-Apr-26**

Distance

**0.34km**



**5 SUNNY VALE DRIVE  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,070,000**

Sold Date

**14-Jul-26**

Distance

**0.11km**



**8 BUSHY COURT LANGWARRIN  
VIC 3910**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,185,000**

Sold Date

**01-Aug-26**

Distance

**0.16km**



**4 SUNNY VALE DRIVE  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$1,185,000**

Sold Date

**11-Jun-26**

Distance

**0.13km**



**12 PARK VALLEY CRESCENT  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$1,100,000**

Sold Date

**15-Jul-25**

Distance

**0.18km**



**91A AQUEDUCT ROAD  
LANGWARRIN VIC 3910**

 4  2  3

Sold Price

**\$1,050,000**

Sold Date

**05-Nov-25**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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