

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

6 CAMBRIDGE STREET LANG LANG VIC 3984

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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Lang Lang

Period-from

01 May 2025

to

30 Apr 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

24 CAMBRIDGE STREET LANG LANG VIC 3984	\$740,000	14-Jan-26
17 CARNARVON STREET LANG LANG VIC 3984	\$730,000	21-Apr-26
24 RUPERT STREET LANG LANG VIC 3984	\$640,000	23-Feb-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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24 CAMBRIDGE STREET LANG LANG VIC 3984

4 2 4

Sold Price **\$740,000** Sold Date **14-Jan-26**

Distance **0.2km**



17 CARNARVON STREET LANG LANG VIC 3984

5 3 3

Sold Price ^{RS} **\$730,000** Sold Date **21-Apr-26**

Distance **0.25km**



24 RUPERT STREET LANG LANG VIC 3984

3 1 2

Sold Price **\$640,000** Sold Date **23-Feb-26**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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