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	46 BEECH STREET 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$847,000	Property type	House	Suburb	Langwarrin
Period-from	01 Aug 2024	to	31 Jul 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
3 ALCON COURT LANGWARRIN VIC 3910	$880,000	28-Jul-25
13 LAURENTEN COURT LANGWARRIN VIC 3910	$880,000	01-Jul-25
48 LORRAINE AVENUE LANGWARRIN VIC 3910	$872,000	05-May-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: 09 August 2025

OBrien Real Estate

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3 ALCON COURT LANGWARRIN VIC 3910

4 2 2

Sold Price RS $880,000 Sold Date 28-Jul-25

Distance 0.67km



13 LAURENTEN COURT LANGWARRIN VIC 3910

4 2 -

Sold Price $880,000 Sold Date 01-Jul-25

Distance 1.48km



48 LORRAINE AVENUE LANGWARRIN VIC 3910

4 2 4

Sold Price $872,000 Sold Date 05-May-25

Distance 1.16km

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

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