

## 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

10 HEATH MEWS 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2024

to

30 Nov 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 4 TAMBO COURT LANGWARRIN VIC 3910 | \$870,000 | 10-Sep-25 |
| 4 ROGAN COURT LANGWARRIN VIC 3910 | \$885,111 | 15-Sep-25 |
| 6 HEATH MEWS LANGWARRIN VIC 3910  | \$895,000 | 21-Nov-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: 01 December 2025

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#### 4 TAMBO COURT LANGWARRIN VIC 3910

 4  2  2

Sold Price

**\$870,000**

Sold Date

**10-Sep-25**

Distance

**0.75km**



#### 4 ROGAN COURT LANGWARRIN VIC 3910

 3  2  2

Sold Price

**\$885,111**

Sold Date

**15-Sep-25**

Distance

**0.68km**



#### 6 HEATH MEWS LANGWARRIN VIC 3910

 3  2  2

Sold Price

<sup>RS</sup> **\$895,000**

Sold Date

**21-Nov-25**

Distance

**0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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