

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

3/10 LEMNIAN COURT 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2025

to

31 Dec 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

4/91 SOUTHGATEWAY LANGWARRIN VIC 3910	\$575,000	15-Dec-25
7/51 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$590,000	16-Oct-25
5/59 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$600,000	24-Sep-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: 11 January 2026

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**4/91 SOUTHGATEWAY
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

^{RS}

\$575,000

Sold Date

15-Dec-25

Distance

1.69km



**7/51 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

 2  1  1

Sold Price

\$590,000

Sold Date

16-Oct-25

Distance

1.78km



**5/59 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

 2  1  1

Sold Price

\$600,000

Sold Date

24-Sep-25

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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