

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

62 PATERSON AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2025

to

31 Jan 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

15 GRASSWREN CLOSE LANGWARRIN VIC 3910	\$895,000	20-Jan-26
130 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$940,000	01-Jan-26
28 JACKSON DRIVE LANGWARRIN VIC 3910	\$805,000	06-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.~~

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15 GRASSWREN CLOSE LANGWARRIN VIC 3910

 4  2  2

Sold Price

^{RS}

\$895,000

Sold Date

20-Jan-26

Distance

0.96km



130 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

 5  2  4

Sold Price

^{RS}

\$940,000

Sold Date

01-Jan-26

Distance

0.74km



28 JACKSON DRIVE LANGWARRIN VIC 3910

 4  2  1

Sold Price

\$805,000

Sold Date

06-Sep-25

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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