

## 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

12 BOWER COURT 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

\$825,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2025

to

31 Mar 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 13 AUSTRALIS CLOSE LANGWARRIN VIC 3910 | \$872,000 | 19-Dec-25 |
| 28 SOUTHGATEWAY LANGWARRIN VIC 3910    | \$865,000 | 26-Feb-26 |
| 22 JULIE COURT LANGWARRIN VIC 3910     | \$830,000 | 02-Dec-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: 08 April 2026

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**13 AUSTRALIS CLOSE  
LANGWARRIN VIC 3910**

 3  2  1

Sold Price **\$872,000** Sold Date **19-Dec-25**

Distance **1.03km**



**28 SOUTHWAY  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price <sup>RS</sup> **\$865,000** Sold Date **26-Feb-26**

Distance **0.38km**



**22 JULIE COURT LANGWARRIN  
VIC 3910**

 3  2  2

Sold Price **\$830,000** Sold Date **02-Dec-25**

Distance **0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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