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	2/59 MYRTLE 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Jun 2025	to	31 May 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
3/59 MYRTLE STREET LANGWARRIN VIC 3910	$580,000	12-Jun-25
7/11 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	$490,000	23-Sep-25
6/51 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	$590,000	17-Apr-26

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: 05 June 2026

OBrien Real Estate

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3/59 MYRTLE STREET LANGWARRIN VIC 3910

2 1 1

Sold Price **$580,000** Sold Date **12-Jun-25**

Distance **0km**



7/11 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **$490,000** Sold Date **23-Sep-25**

Distance **0.89km**



6/51 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **$590,000** Sold Date **17-Apr-26**

Distance **0.8km**

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

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