

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

8/2 ALLINGTON PLACE 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2025

to

31 Jul 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

31/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$656,000	30-Mar-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: 19 August 2026

Symone Gatt

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E symone.gatt@obre.com.au**31/210 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910** 3  1  2**Sold Price \$656,000 Sold Date 30-Mar-26**Distance **1.72km****RS** = Recent sale**UN** = Undisclosed Sale

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