

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

2/293 CRANBOURNE-FRANKSTON ROAD 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

\$460,000

&

\$480,000

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

9/293 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$485,000	10-Dec-25
10/64 POTTS ROAD LANGWARRIN VIC 3910	\$490,000	20-May-25
29/28 POTTS ROAD LANGWARRIN VIC 3910	\$500,000	06-Mar-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: 31 August 2026



**9/293 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

Sold Price

\$485,000

Sold Date

10-Dec-25

2

1

1

Distance

0.06km



**10/64 POTTS ROAD LANGWARRIN
VIC 3910**

Sold Price

\$490,000

Sold Date

20-May-25

2

1

1

Distance

1.48km



**29/28 POTTS ROAD LANGWARRIN
VIC 3910**

Sold Price

\$500,000

Sold Date

06-Mar-25

2

1

1

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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