

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

9 WARRIN RISE 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$901,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2025

to

30 Jun 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

18 BREESE ROAD LANGWARRIN VIC 3910	\$920,000	04-Jun-26
90 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	-	05-Jun-26
125 CENTRE ROAD LANGWARRIN VIC 3910	\$905,000	27-May-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: 06 July 2026

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**18 BREESE ROAD LANGWARRIN
VIC 3910**

 3  2  2

Sold Price

^{RS}

\$920,000

Sold Date

04-Jun-26

Distance

1.45km



**90 HUNTINGTOWER CRESCENT
LANGWARRIN VIC 3910**

 3  2  2

Sold Price

^{RS}

^{UN}

-

Sold Date

05-Jun-26

Distance

0.62km



**125 CENTRE ROAD LANGWARRIN
VIC 3910**

 3  2  2

Sold Price

\$905,000

Sold Date

27-May-26

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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