

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

7/111-115 CENTRE 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

\$710,000

&

\$781,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2025

to

31 Aug 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

2/103 BURGESS DRIVE LANGWARRIN VIC 3910	\$721,500	18-Feb-26
1/18 MARIA DRIVE LANGWARRIN VIC 3910	\$686,000	20-May-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: 07 September 2026



2/103 BURGESS DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price

\$721,500

Sold Date

18-Feb-26

Distance

0.47km



1/18 MARIA DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price

\$686,000

Sold Date

20-May-25

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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