

# 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 50 Hillcrest Drive, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$900,000 Property Type House Suburb Langwarrin

Period - From 01/10/2024 to 31/12/2024 Source REIV

### 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 six 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
1	272 North Rd LANGWARRIN 3910	\$1,620,000	05/03/2025
2	1461 Dandenong Hastings Rd LANGWARRIN 3910	\$1,780,000	20/01/2025
3	14 Kingston Rd LANGWARRIN 3910	\$1,910,000	28/10/2024

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 six months.~~

This Statement of Information was prepared on: 31/03/2025 17:20

Darren Eichenberger  
9775 7500  
0419 874279

darrene@mcgrath.com.au

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

December quarter 2024: \$900,000



5   2   4

**Property Type:** House

**Land Size:** 10000 sqm approx

Agent Comments

## Comparable Properties



272 North Rd LANGWARRIN 3910 (REI)

Agent Comments

4   2   2

**Price:** \$1,620,000

**Method:** Private Sale

**Date:** 05/03/2025

**Property Type:** House

**Land Size:** 8963 sqm approx



1461 Dandenong Hastings Rd LANGWARRIN 3910 (REI/VG)

Agent Comments

4   2   6

**Price:** \$1,780,000

**Method:** Private Sale

**Date:** 20/01/2025

**Property Type:** House

**Land Size:** 10117.15 sqm approx



14 Kingston Rd LANGWARRIN 3910 (REI)

Agent Comments

5   3   2

**Price:** \$1,910,000

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** House

**Land Size:** 7829 sqm approx

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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