

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 Evergreen Way, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$612,500 Property Type Unit Suburb Langwarrin

Period - From 01/04/2025 to 30/06/2025 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	1/6 Morecroft Way LANGWARRIN 3910	\$732,000	05/05/2025
2	1/5 Gerald Dr LANGWARRIN 3910	\$785,000	12/04/2025
3			

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:

26/08/2025 12:03

Darren Eichenberger
9775 7500
0419 874279
darrene@mcgrath.com.au



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
June quarter 2025: \$612,500

Comparable Properties



1/6 Morecroft Way LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$732,000
Method: Private Sale
Date: 05/05/2025
Property Type: Unit
Land Size: 363 sqm approx



1/5 Gerald Dr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 12/04/2025
Property Type: House

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.

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



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