

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 6 Reynard Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$930,000 Property Type House Suburb Langwarrin

Period - From 01/10/2025 to 31/12/2025 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	2 The Knoll LANGWARRIN 3910	\$1,080,000	24/11/2025
2	4 Saligna Ct LANGWARRIN 3910	\$1,160,000	19/11/2025
3	12 Bottlebrush Ct LANGWARRIN 3910	\$1,137,000	08/10/2025

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.~~

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Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2025: \$930,000



Property Type: House
Land Size: 611.646 sqm approx
Agent Comments

Comparable Properties



2 The Knoll LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Sold Before Auction
Date: 24/11/2025
Property Type: House (Res)
Land Size: 1103 sqm approx



4 Saligna Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 927 sqm approx



12 Bottlebrush Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,137,000
Method: Private Sale
Date: 08/10/2025
Property Type: House
Land Size: 839 sqm approx

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



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