

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

12/9 WARRENWOOD PLACE 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2025

to

31 Jul 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

9/16 DANIEL DRIVE LANGWARRIN VIC 3910	\$605,000	02-Apr-26
5/3 PELLITA WAY LANGWARRIN VIC 3910	\$590,000	07-Jan-26
45 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	\$640,000	06-Jul-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: 11 August 2026



9/16 DANIEL DRIVE LANGWARRIN VIC 3910 Sold Price **\$605,000** Sold Date **02-Apr-26**
Distance **0.88km**

2 1 1



5/3 PELLITA WAY LANGWARRIN VIC 3910 Sold Price **\$590,000** Sold Date **07-Jan-26**
Distance **1.7km**

2 1 1



45 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910 Sold Price ^{RS} **\$640,000** Sold Date **06-Jul-26**
Distance **3.44km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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