

# 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 28 Pepperbush Crescent, 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 \$890,000 & \$960,000

### Median sale price

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

Period - From 01/01/2026 to 31/03/2026 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	6/16 Pepperbush Cr LANGWARRIN 3910	\$925,000	20/04/2026
2	30 Pepperbush Cr LANGWARRIN 3910	\$930,000	13/11/2025
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: 06/05/2026 12:00

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**Indicative Selling Price**

\$890,000 - \$960,000

**Median House Price**

March quarter 2026: \$930,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 26600 sqm approx

Agent Comments

## Comparable Properties



6/16 Pepperbush Cr LANGWARRIN 3910 (REI)

Agent Comments



**Price:** \$925,000

**Method:** Private Sale

**Date:** 20/04/2026

**Property Type:** House

**Land Size:** 470 sqm approx



30 Pepperbush Cr LANGWARRIN 3910 (REI/VG)

Agent Comments



**Price:** \$930,000

**Method:** Private Sale

**Date:** 13/11/2025

**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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