

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

18B WOODLAND MEWS 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

\$1,250,000

&

\$1,325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,500

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2025

to

31 Jan 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

5 ASHWOOD CLOSE LANGWARRIN VIC 3910	\$1,250,000	22-Oct-25
6 SPRING HILL ROAD LANGWARRIN VIC 3910	\$1,250,000	29-Aug-25
8 SPRING HILL ROAD LANGWARRIN VIC 3910	\$1,315,000	04-Feb-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.~~

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**5 ASHWOOD CLOSE
LANGWARRIN VIC 3910**

5 3 2

Sold Price **\$1,250,000** Sold Date **22-Oct-25**

Distance **1.64km**



**6 SPRING HILL ROAD
LANGWARRIN VIC 3910**

4 2 3

Sold Price **\$1,250,000** Sold Date **29-Aug-25**

Distance **1.91km**



**8 SPRING HILL ROAD
LANGWARRIN VIC 3910**

4 3 2

Sold Price ^{RS} **\$1,315,000** Sold Date **04-Feb-26**

Distance **1.93km**

RS = Recent sale UN = Undisclosed Sale

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