

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

5 LLOYD STREET 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2025

to

31 Mar 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

2 THE KNOLL LANGWARRIN VIC 3910	\$1,080,000	24-Nov-25
7 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$906,000	20-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.

This Statement of Information was prepared on: 14 April 2026

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2 THE KNOLL LANGWARRIN VIC 3910

 3  2  2

Sold Price

\$1,080,000

Sold Date **24-Nov-25**

Distance

2.01km



7 SUNNY VALE DRIVE LANGWARRIN VIC 3910

 4  2  1

Sold Price

^{RS} **\$906,000**

Sold Date **20-Feb-26**

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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