

## 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

7 CICALA COURT LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### 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

6 REYNARD COURT LANGWARRIN VIC 3910	\$1,160,000	10-Mar-26
7 PEPPERBUSH CRESCENT LANGWARRIN VIC 3910	\$1,210,000	19-Mar-26
10 MERIDIAN COURT LANGWARRIN VIC 3910	\$1,100,000	08-Apr-03

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: 23 April 2026



## 6 REYNARD COURT LANGWARRIN VIC 3910

Sold Price

<sup>RS</sup>

**\$1,160,000**

Sold Date

**10-Mar-26**

 4  2  2

Distance

**2.83km**



## 7 PEPPERBUSH CRESCENT LANGWARRIN VIC 3910

Sold Price

<sup>RS</sup>

**\$1,210,000**

Sold Date

**19-Mar-26**

 4  2  2

Distance

**2.56km**



## 10 MERIDIAN COURT LANGWARRIN VIC 3910

Sold Price

**\$1,100,000**

Sold Date

**08-Apr-03**

 4  2  2

Distance

**2.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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