

## 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

13/9 WARRENWOOD PLACE 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

\$625,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2024

to

31 Jul 2025

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

6/9 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$590,000	26-Mar-25
2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$620,000	27-May-25
9 EVERTON LANE LANGWARRIN VIC 3910	\$635,000	09-Jul-25

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: 20 August 2025

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**6/9 WARRENWOOD PLACE  
LANGWARRIN VIC 3910**

2 1 2

Sold Price **\$590,000** Sold Date **26-Mar-25**

Distance **0km**



**2/30 WARRENWOOD PLACE  
LANGWARRIN VIC 3910**

2 1 2

Sold Price **\$620,000** Sold Date **27-May-25**

Distance **0.12km**



**9 EVERTON LANE LANGWARRIN  
VIC 3910**

2 1 2

Sold Price **\$635,000** Sold Date **09-Jul-25**

Distance **3.36km**

RS = Recent sale

UN = Undisclosed Sale

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