

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

4 Rogan Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$795,000 & \$865,000

Median sale price

Median price \$871,000 Property Type House Suburb Langwarrin

Period - From 01/04/2025 to 30/06/2025 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	11 Wootten Cr LANGWARRIN 3910	\$830,000	28/07/2025
2	199 Centre Rd LANGWARRIN 3910	\$840,000	10/06/2025
3	1 Clematis Ct LANGWARRIN 3910	\$820,000	29/04/2025

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:

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Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$865,000

Median House Price

June quarter 2025: \$871,000

Comparable Properties



11 Wootten Cr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 28/07/2025

Property Type: House

Land Size: 731 sqm approx



199 Centre Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 10/06/2025

Property Type: House

Land Size: 559 sqm approx



1 Clematis Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 29/04/2025

Property Type: House

Land Size: 650 sqm approx

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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