

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

1 Sage Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$930,000 Property Type House Suburb Langwarrin

Period - From 01/10/2025 to 31/12/2025 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	22 Romsey PI LANGWARRIN 3910	\$855,000	16/02/2026
2	289 Cranbourne Frankston Rd LANGWARRIN 3910	\$865,000	16/10/2025
3	54 Lorraine Av LANGWARRIN 3910	\$880,000	01/10/2025

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:

06/03/2026 16:57



 3
  2
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Rooms: 5
Property Type: House
Land Size: 621 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 December quarter 2025: \$930,000

Comparable Properties



22 Romsey PI LANGWARRIN 3910 (REI)

Agent Comments

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  2
  2

Price: \$855,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 562 sqm approx



289 Cranbourne Frankston Rd LANGWARRIN 3910 (VG) Agent Comments

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Price: \$865,000
Method: Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 743 sqm approx



54 Lorraine Av LANGWARRIN 3910 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$880,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 658 sqm approx

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



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