

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 6/26 Pepperbush Crescent, Langwarrin Vic 3910

Indicative selling price

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

Single price \$959,000

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	4 Pepperbush Cr LANGWARRIN 3910	\$942,500	29/07/2025
2	24 Pepperbush Cr LANGWARRIN 3910	\$910,000	29/03/2025
3			

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:

23/09/2025 08:34

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Property Type:
Agent Comments

Indicative Selling Price
\$959,000
Median House Price
June quarter 2025: \$871,000

Comparable Properties



4 Pepperbush Cr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$942,500
Method: Private Sale
Date: 29/07/2025
Property Type: House
Land Size: 479 sqm approx



24 Pepperbush Cr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 461 sqm approx

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.

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



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