

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

5/99 CRANHAVEN ROAD LANGWARRIN VIC 3910

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2025

to

31 Jul 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

3/12 KNOTT COURT LANGWARRIN VIC 3910	\$540,000	24-Jun-26
4/51 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$555,000	02-Jun-26
18/95 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$567,000	04-Jun-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: 11 August 2026



3/12 KNOTT COURT LANGWARRIN VIC 3910 Sold Price **\$540,000** Sold Date **24-Jun-26**
Distance **0.59km**

2 1 2



4/51 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910 Sold Price **\$555,000** Sold Date **02-Jun-26**
Distance **1.2km**

2 1 1



18/95 WARRANDYTE ROAD LANGWARRIN VIC 3910 Sold Price **\$567,000** Sold Date **04-Jun-25**
Distance **0.19km**

1 1 1

RS = Recent sale UN = Undisclosed Sale

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