

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

11 Warrenwood Place, Langwarrin Vic 3910

Indicative selling price

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

Range between \$690,000 & \$755,000

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	11a John St LANGWARRIN 3910	\$750,000	01/07/2025
2	22a Long St LANGWARRIN 3910	\$710,000	26/06/2025
3	1/6 Morecroft Way LANGWARRIN 3910	\$732,000	05/05/2025

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:

16/09/2025 09:12

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Indicative Selling Price
\$690,000 - \$755,000
Median House Price
June quarter 2025: \$871,000



Property Type: Land
Land Size: 300 sqm approx
Agent Comments

Comparable Properties

11a John St LANGWARRIN 3910 (REI/VG)

[Agent Comments](#)



Price: \$750,000
Method: Private Sale
Date: 01/07/2025
Property Type: Unit
Land Size: 367 sqm approx



22a Long St LANGWARRIN 3910 (REI)

[Agent Comments](#)



Price: \$710,000
Method: Private Sale
Date: 26/06/2025
Property Type: House
Land Size: 425 sqm approx



1/6 Morecroft Way LANGWARRIN 3910 (REI/VG)

[Agent Comments](#)



Price: \$732,000
Method: Private Sale
Date: 05/05/2025
Property Type: Unit
Land Size: 363 sqm approx

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