

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 Pepperbush Crescent, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$1,050,000

 &

\$1,150,000

Median sale price

Median price

\$930,000

 Property Type

House

 Suburb

Langwarrin

Period - From

01/01/2026

 to

31/03/2026

 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	70 Monique Dr LANGWARRIN 3910	\$1,085,000	29/04/2026
2	10 Meridian Ct LANGWARRIN 3910	\$1,100,000	15/04/2026
3	4 Saligna Ct LANGWARRIN 3910	\$1,160,000	19/11/2025

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:

06/05/2026 12:48

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$930,000



 4  2  2

Rooms: 10

Property Type: House

Land Size: 703 sqm approx

Agent Comments

Comparable Properties



70 Monique Dr LANGWARRIN 3910 (REI)

Agent Comments

 4  2  4

Price: \$1,085,000

Method: Private Sale

Date: 29/04/2026

Property Type: House

Land Size: 977 sqm approx



10 Meridian Ct LANGWARRIN 3910 (REI)

Agent Comments

 4  2  4

Price: \$1,100,000

Method: Private Sale

Date: 15/04/2026

Property Type: House

Land Size: 739 sqm approx



4 Saligna Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 927 sqm approx

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



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