

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 3/100 Cranbourne-Frankston Road, Langwarrin Vic 3910

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$578,500 Property Type Unit Suburb Langwarrin

Period - From 01/04/2024 to 31/03/2025 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	112a Beech St LANGWARRIN 3910	\$635,000	17/02/2025
2	17/8 Norwarran Way LANGWARRIN 3910	\$596,000	20/12/2024
3	6/275 Cranbourne Frankston Rd LANGWARRIN 3910	\$585,000	15/10/2024

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.~~

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Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending March 2025: \$578,500



3 1 2

Rooms: 6

Property Type: Unit

Agent Comments

Comparable Properties



112a Beech St LANGWARRIN 3910 (REI/VG)

Agent Comments

3 1 1

Price: \$635,000

Method: Private Sale

Date: 17/02/2025

Property Type: Unit

Land Size: 322 sqm approx



17/8 Norwarran Way LANGWARRIN 3910 (REI/VG)

Agent Comments

3 1 2

Price: \$596,000

Method: Private Sale

Date: 20/12/2024

Property Type: Unit



6/275 Cranbourne Frankston Rd LANGWARRIN 3910 (REI/VG)

Agent Comments

3 1 2

Price: \$585,000

Method: Private Sale

Date: 15/10/2024

Property Type: House

Land Size: 246 sqm approx

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