

# 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

79 Pindara Boulevard, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,390,000 & \$1,525,000

### 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	20 Red Wattlebird Cr LANGWARRIN 3910	\$1,580,500	03/03/2026
2	3 Hazeldene PI LANGWARRIN 3910	\$1,490,000	21/01/2026
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.

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**Indicative Selling Price**

\$1,390,000 - \$1,525,000

**Median House Price**

March quarter 2026: \$930,000



**Property Type:** Land

**Land Size:** 919 sqm approx

Agent Comments

## Comparable Properties



**20 Red Wattlebird Cr LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$1,580,500

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** House

**Land Size:** 1053 sqm approx



**3 Hazeldene PI LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 21/01/2026

**Property Type:** House

**Land Size:** 998 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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