

# 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

26/15 Peninsula Crescent, 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

\$600,000

&

\$660,000

### Median sale price

Median price

\$612,500

Property Type

Unit

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	2/25 Potts Rd LANGWARRIN 3910	\$630,000	15/08/2025
2	29/165 North Rd LANGWARRIN 3910	\$650,000	31/07/2025
3	1/25 Athol Ct LANGWARRIN 3910	\$655,000	08/07/2025

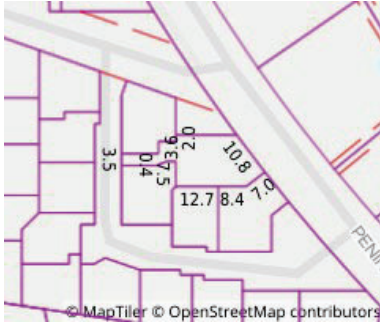
OR

~~**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:

10/09/2025 09:01

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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
June quarter 2025: \$612,500

## Comparable Properties



2/25 Potts Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 15/08/2025  
**Property Type:** Unit  
**Land Size:** 341 sqm approx



29/165 North Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 31/07/2025  
**Property Type:** Unit



1/25 Athol Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 08/07/2025  
**Property Type:** Unit  
**Land Size:** 325 sqm approx

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