

## 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

15 SYCAMORE STREET LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$901,750

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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 6 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 10 MERIDIAN COURT LANGWARRIN VIC 3910  | \$1,100,000 | 14-Apr-26 |
| 4 SUNNY VALE DRIVE LANGWARRIN VIC 3910 | \$1,185,000 | 11-Jun-26 |
| 7 CICALA COURT LANGWARRIN VIC 3910     | \$1,210,000 | 04-May-26 |

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 6 months.~~

This Statement of Information was prepared on: 30 July 2026



10 MERIDIAN COURT  
LANGWARRIN VIC 3910

4 2 2

Sold Price **\$1,100,000** Sold Date **14-Apr-26**

Distance **1.54km**



4 SUNNY VALE DRIVE  
LANGWARRIN VIC 3910

4 2 2

Sold Price <sup>RS</sup> **\$1,185,000** Sold Date **11-Jun-26**

Distance **2.37km**



7 CICALA COURT LANGWARRIN  
VIC 3910

4 2 2

Sold Price **\$1,210,000** Sold Date **04-May-26**

Distance **2.7km**

RS = Recent sale      UN = Undisclosed Sale

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