

# 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

6 Birdswood Court, Langwarrin South Vic 3911

### Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

### Median sale price\*

Median price

Property Type

Suburb

Langwarrin South

Period - From

to

Source

### 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	80 Barretts Rd LANGWARRIN SOUTH 3911	\$2,400,000	30/04/2025
2			
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.~~

This Statement of Information was prepared on:

16/09/2025 15:19

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 10000 sqm approx

Agent Comments

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**No median price available**

## Comparable Properties

**80 Barretts Rd LANGWARRIN SOUTH 3911 (VG)**

Agent Comments



**Price:** \$2,400,000

**Method:** Sale

**Date:** 30/04/2025

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20460 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.