

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

1/3 PELLITA WAY LANGWARRIN VIC 3910

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2025

to

30 Apr 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

16/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$640,000	27-Jan-26
42/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$625,000	04-Mar-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: 07 May 2026



**16/15 PENINSULA CRESCENT
LANGWARRIN VIC 3910**

 2
  1
  2

Sold Price **\$640,000** Sold Date **27-Jan-26**

Distance **0.97km**



**42/15 PENINSULA CRESCENT
LANGWARRIN VIC 3910**

 2
  1
  1

Sold Price **\$625,000** Sold Date **04-Mar-26**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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