

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

12 WILCO MEWS 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,250

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2025

to

28 Feb 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

2 ROMINA DRIVE LANGWARRIN VIC 3910	\$790,000	13-Feb-26
4 MILLICENT ROAD LANGWARRIN VIC 3910	\$750,000	10-Oct-25
29 ROMINA DRIVE LANGWARRIN VIC 3910	\$812,500	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: 20 March 2026



2 ROMINA DRIVE LANGWARRIN VIC 3910

Sold Price

\$790,000

Sold Date

13-Feb-26



3



2



2

Distance

3.57km



4 MILLICENT ROAD LANGWARRIN VIC 3910

Sold Price

\$750,000

Sold Date

10-Oct-25



3



2



2

Distance

3.59km



29 ROMINA DRIVE LANGWARRIN VIC 3910

Sold Price

^{RS} **\$812,500**

Sold Date

04-Mar-26



3



2



2

Distance

3.78km

RS = Recent sale

UN = Undisclosed Sale

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