

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

2/293 CRANBOURNE-FRANKSTON ROAD 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

\$490,000

&

\$539,000

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

9/293 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$485,000	10-Dec-25
15/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	24-Apr-26
2/323 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$520,000	09-Jan-25

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: 21 May 2026

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9/293 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910 Sold Price **\$485,000** Sold Date **10-Dec-25**

 2  1  1

Distance **0km**



15/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910 Sold Price ^{RS} **\$575,000** Sold Date **24-Apr-26**

 2  1  1

Distance **0.05km**



2/323 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910 Sold Price **\$520,000** Sold Date **09-Jan-25**

 2  1  1

Distance **0.22km**

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

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