

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

2/3 ATHOL COURT 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

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

3/10 LEMNIAN COURT LANGWARRIN VIC 3910	\$576,300	21-Jan-26
9/16 DANIEL DRIVE LANGWARRIN VIC 3910	\$605,000	02-Apr-26
1/99 CRANHAVEN ROAD LANGWARRIN VIC 3910	\$625,000	22-Feb-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: 10 July 2026



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**3/10 LEMNIAN COURT
LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$576,300** Sold Date **21-Jan-26**

Distance **0.9km**



**9/16 DANIEL DRIVE LANGWARRIN
VIC 3910**

2 1 1

Sold Price **\$605,000** Sold Date **02-Apr-26**

Distance **1.02km**



**1/99 CRANHAVEN ROAD
LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$625,000** Sold Date **22-Feb-26**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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