

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 GIACCO BOULEVARD LANG LANG VIC 3984

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Lang Lang

Period-from

01 Aug 2025

to

31 Jul 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 ANNIE AVENUE LANG LANG VIC 3984	\$850,000	16-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: 06 August 2026

Lily Keleher

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E lily.keleher@obrienrealestate.com.au**16 ANNIE AVENUE LANG LANG VIC** Sold Price
3984**\$850,000** Sold Date **16-Mar-26** 4  2  -Distance **0.68km****RS** = Recent sale**UN** = Undisclosed Sale

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