

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

21/100 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

\$680,000

&

\$730,000

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

2/66 EDWARD STREET LANGWARRIN VIC 3910	\$710,000	18-Feb-26
35/165 NORTH ROAD LANGWARRIN VIC 3910	\$705,000	20-Jan-26
2/4 ALDER STREET LANGWARRIN VIC 3910	\$755,000	09-Dec-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: 19 March 2026



2/66 EDWARD STREET LANGWARRIN VIC 3910

3 1 2

Sold Price

^{RS} **\$710,000** Sold Date **18-Feb-26**

Distance **0.33km**



35/165 NORTH ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price

\$705,000 Sold Date **20-Jan-26**

Distance **1.02km**



2/4 ALDER STREET LANGWARRIN VIC 3910

3 1 2

Sold Price

\$755,000 Sold Date **09-Dec-25**

Distance **0.87km**



26/165 NORTH ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price

\$725,000 Sold Date **26-Nov-25**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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