

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

5 PINDARA BOULEVARD 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

\$1,395,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

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 HEATHERWOOD GROVE LANGWARRIN VIC 3910	\$1,420,000	01-May-26
3 HAZELDENE PLACE LANGWARRIN VIC 3910	\$1,490,000	21-Jan-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: 22 May 2026

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**9 HEATHERWOOD GROVE
LANGWARRIN VIC 3910**

4 2 3

Sold Price ^{RS} **\$1,420,000** ^{UN} Sold Date **01-May-26**

Distance **1.6km**



**3 HAZELDENE PLACE
LANGWARRIN VIC 3910**

4 2 2

Sold Price ^{RS} **\$1,490,000** ^{UN} Sold Date **21-Jan-26**

Distance **1.82km**

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

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