

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

6 Annette Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000

&

\$1,089,000

Median sale price

Median price \$716,250

Property Type Unit

Suburb Langwarrin

Period - From 01/01/2026

to

31/03/2026

Source REIV

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 six 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
1	5 Emerald Ct LANGWARRIN 3910	\$1,310,000	26/03/2026
2	2 Lyndhurst Ct LANGWARRIN 3910	\$1,352,500	17/03/2026
3	8 Spring Hill Rd LANGWARRIN 3910	\$1,315,000	04/02/2026

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 six months.~~

This Statement of Information was prepared on:

09/06/2026 13:13



 4  3  4

Property Type: House
Land Size: 869 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median Unit Price
March quarter 2026: \$716,250

Comparable Properties



5 Emerald Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,310,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 1104 sqm approx



2 Lyndhurst Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,352,500
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 1486 sqm approx



8 Spring Hill Rd LANGWARRIN 3910 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,315,000
Method: Private Sale
Date: 04/02/2026
Property Type: House (Res)
Land Size: 991 sqm approx