

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 CAMBRIDGE STREET 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Lang Lang

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

6 CARNARVON STREET LANG LANG VIC 3984	\$570,000	13-Aug-25
6-8 SALISBURY STREET LANG LANG VIC 3984	\$790,000	05-Aug-25
67 WESTERNPORT ROAD LANG LANG VIC 3984	\$625,000	24-Jul-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: 04 March 2026

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**6 CARNARVON STREET LANG
LANG VIC 3984**

3 1 2

Sold Price **\$570,000** Sold Date **13-Aug-25**
Distance **0.32km**



**6-8 SALISBURY STREET LANG
LANG VIC 3984**

3 1 2

Sold Price **\$790,000** Sold Date **05-Aug-25**
Distance **0.37km**



**67 WESTERNPORT ROAD LANG
LANG VIC 3984**

3 1 2

Sold Price **\$625,000** Sold Date **24-Jul-25**
Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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