

## 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

14 BEACON DRIVE LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,500

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2025

to

31 Jan 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

4 ROGAN COURT LANGWARRIN VIC 3910	\$885,111	15-Sep-25
6 HEATH MEWS LANGWARRIN VIC 3910	\$895,000	18-Nov-25
73 GUM NUT DRIVE LANGWARRIN VIC 3910	\$875,000	20-Aug-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.~~

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**4 ROGAN COURT LANGWARRIN  
 VIC 3910**

 3  2  2

Sold Price **\$885,111** Sold Date **15-Sep-25**

Distance **0.11km**



**6 HEATH MEWS LANGWARRIN VIC  
 3910**

 3  2  2

Sold Price **\$895,000** Sold Date **18-Nov-25**

Distance **0.67km**



**73 GUM NUT DRIVE LANGWARRIN  
 VIC 3910**

 3  2  2

Sold Price **\$875,000** Sold Date **20-Aug-25**

Distance **0.7km**

RS = Recent sale      UN = Undisclosed Sale

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