

## 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

43 KURANDA STREET 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

\$930,000

&

\$1,020,000

### 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

14 BAYPORT DRIVE LANGWARRIN VIC 3910	\$900,000	24-Nov-25
20 KORINA COURT LANGWARRIN VIC 3910	\$982,000	20-Sep-25
8 LEMNIAN COURT LANGWARRIN VIC 3910	\$1,150,500	23-Nov-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: 18 March 2026



**14 BAYPORT DRIVE LANGWARRIN  
VIC 3910**

 3  2  2

Sold Price

**\$900,000**

Sold Date

**24-Nov-25**

Distance

**0.42km**

**20 KORINA COURT LANGWARRIN  
VIC 3910**

 4  2  2

Sold Price

**\$982,000**

Sold Date

**20-Sep-25**

Distance

**0.6km**



**8 LEMNIAN COURT LANGWARRIN  
VIC 3910**

 4  2  2

Sold Price

**\$1,150,500**

Sold Date

**23-Nov-25**

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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