

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

24 SERENITY COURT LONGWARRY VIC 3816

### 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Longwarry

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 five kilometres of the property for sale in the last 18 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

2 SERENITY COURT LONGWARRY VIC 3816	\$580,000	08-Mar-25
12 EASTERN BARRED CIRCUIT LONGWARRY VIC 3816	\$600,000	30-Apr-25
5 RUFOUS STREET LONGWARRY VIC 3816	\$600,000	28-Jul-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 March 2026



**2 SERENITY COURT LONGWARRY  
VIC 3816**

 3  2  2

Sold Price

**\$580,000**

Sold Date

**08-Mar-25**

Distance

**0.09km**



**12 EASTERN BARRED CIRCUIT  
LONGWARRY VIC 3816**

 4  2  2

Sold Price

**\$600,000**

Sold Date

**30-Apr-25**

Distance

**0.57km**



**5 RUFOUS STREET LONGWARRY  
VIC 3816**

 3  2  2

Sold Price

Sold Date

**28-Jul-25**

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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