

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

3/18 MALCOLM ROAD LANGWARRIN VIC 3910

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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2025

to

31 Aug 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

2/3 ATHOL COURT LANGWARRIN VIC 3910	\$640,000	21-Jul-26
2 CINEREA GLADE LANGWARRIN VIC 3910	\$677,000	02-Jun-26
45 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	\$640,000	06-Jul-26

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: 01 September 2026



**2/3 ATHOL COURT LANGWARRIN
VIC 3910**

2 1 1

Sold Price

^{RS} **\$640,000**

Sold Date

21-Jul-26

Distance

0.76km



**2 CINEREA GLADE LANGWARRIN
VIC 3910**

2 1 2

Sold Price

\$677,000

Sold Date

02-Jun-26

Distance

1.06km



**45 SOUTHAMPTON DRIVE
LANGWARRIN VIC 3910**

2 1 1

Sold Price

\$640,000

Sold Date

06-Jul-26

Distance

2.38km

RS = Recent sale

UN = Undisclosed Sale

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