

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

2/59 MYRTLE STREET 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2025

to

30 Apr 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

6/51 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$590,000	27-Apr-26
4/113 WILLOW ROAD FRANKSTON VIC 3199	\$565,000	11-Mar-26
42/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$625,000	04-Mar-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: 22 May 2026

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**6/51 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

 2  1  1

Sold Price

^{RS}

\$590,000

Sold Date

27-Apr-26

Distance

0.8km



**4/113 WILLOW ROAD FRANKSTON
VIC 3199**

 2  1  1

Sold Price

^{RS}

\$565,000

Sold Date

11-Mar-26

Distance

1.71km



**42/15 PENINSULA CRESCENT
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

\$625,000

Sold Date

04-Mar-26

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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