

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

21/2A BRABHAM WAY 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

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2025

to

31 Dec 2025

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

19/2A BRABHAM WAY LANGWARRIN VIC 3910	\$1,630,000	-
2A BRABHAM WAY LANGWARRIN VIC 3910	\$1,500,000	-
5 BRABHAM WAY LANGWARRIN VIC 3910	\$1,500,000	23-Oct-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: 29 January 2026



**19/2A BRABHAM WAY
LANGWARRIN VIC 3910**

 -  -  -

Sold Price **\$1,630,000** Sold Date -

Distance -



**2A BRABHAM WAY LANGWARRIN
VIC 3910**

 -  -  -

Sold Price **\$1,500,000** Sold Date -

Distance **0.4km**



**5 BRABHAM WAY LANGWARRIN
VIC 3910**

 -  -  -

Sold Price ^{RS} **\$1,500,000** Sold Date **23-Oct-25**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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