

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

4 BEECH 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,500

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2025

to

31 Jan 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

2/4 ALDER STREET LANGWARRIN VIC 3910	\$755,000	09-Dec-25
3A PATERSON AVENUE LANGWARRIN VIC 3910	\$777,000	19-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.

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2/4 ALDER STREET LANGWARRIN VIC 3910 Sold Price **\$755,000** Sold Date **09-Dec-25**

 3  1  2

Distance **0.63km**



3A PATERSON AVENUE LANGWARRIN VIC 3910 Sold Price **\$777,000** Sold Date **19-Nov-25**

 3  2  1

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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