

## 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

9 HORNSBY DRIVE LANGWARRIN VIC 3910

### 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

\$850,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$882,000

Property type

House

Suburb

Langwarrin

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 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

1 SALIGNA COURT LANGWARRIN VIC 3910	\$880,000	01-Oct-25
18 ROBERNA COURT LANGWARRIN VIC 3910	\$872,500	01-Mar-26
24 JOHN STREET LANGWARRIN VIC 3910	\$965,000	20-Feb-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: 24 March 2026



**1 SALIGNA COURT LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$880,000**

Sold Date

**01-Oct-25**

Distance

**0.64km**



**18 ROBERNA COURT LANGWARRIN VIC 3910**

 4  2  2

Sold Price

<sup>RS</sup> **\$872,500**

Sold Date

**01-Mar-26**

Distance

**0.95km**



**24 JOHN STREET LANGWARRIN VIC 3910**

 4  2  2

Sold Price

<sup>RS</sup> **\$965,000**

Sold Date

**20-Feb-26**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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