

# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

9 LANG ROAD, LANGWARRIN, VIC 3910

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$770,000

&

\$825,000

## Median sale price

Median price

\$885,000

Property Type

House

Suburb

LANGWARRIN

Period - From

01 Apr 2025

to

31 Mar 2026

Source

Cotality

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 14 WARRIN RISE LANGWARRIN VIC 3910  | \$790,000 | 21-Oct-25 |
| 17 BIANCO COURT LANGWARRIN VIC 3910 | \$815,000 | 20-Sep-25 |
| 27 BEECH STREET LANGWARRIN VIC 3910 | \$855,000 | 17-Feb-26 |

This Statement of Information was prepared on: 19/04/2026