

## 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

20 RED WATTLEBIRD CRESCENT 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

\$1,500,000

&

\$1,600,000

### 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

1 SPRING HILL ROAD LANGWARRIN VIC 3910	\$1,500,000	22-Jul-25
85 APPLE BERRY AVENUE LANGWARRIN VIC 3910	\$1,565,000	31-Jul-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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**1 SPRING HILL ROAD  
LANGWARRIN VIC 3910**

3 3 7

Sold Price **\$1,500,000** Sold Date **22-Jul-25**

Distance **0.8km**



**85 APPLE BERRY AVENUE  
LANGWARRIN VIC 3910**

4 2 5

Sold Price **\$1,565,000** Sold Date **31-Jul-25**

Distance **2.88km**

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

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