

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

3 FREEMAN PLACE 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

\$840,000

&

\$890,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 2 GLAZEBURY COURT LANGWARRIN VIC 3910 | \$880,000 | 05-Sep-25 |
| 7 TYRONE STREET LANGWARRIN VIC 3910 | \$888,889 | 28-Nov-25 |
| 42 TURNER ROAD LANGWARRIN VIC 3910 | \$901,000 | 25-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: 16 January 2026

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**2 GLAZEBURY COURT
LANGWARRIN VIC 3910**

4 2 -

Sold Price **\$880,000** Sold Date **05-Sep-25**

Distance **0.87km**



**7 TYRONE STREET LANGWARRIN
VIC 3910**

3 2 -

Sold Price **\$888,889** Sold Date **28-Nov-25**

Distance **0.4km**



**42 TURNER ROAD LANGWARRIN
VIC 3910**

4 3 2

Sold Price **\$901,000** Sold Date **25-Oct-25**

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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