

## 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

2 LYNDHURST COURT 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

\$1,200,000

&

\$1,400,000

### 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

10 SUGAR GLIDER PLACE LANGWARRIN VIC 3910	\$1,327,500	02-Sep-25
30 EDWARD STREET LANGWARRIN VIC 3910	\$1,325,000	15-Nov-25
3 THE CLOSE LANGWARRIN VIC 3910	\$1,280,000	30-Sep-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: 28 February 2026



**10 SUGAR GLIDER PLACE  
LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$1,327,500** Sold Date **02-Sep-25**

Distance **0.89km**

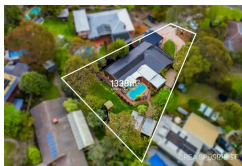


**30 EDWARD STREET  
LANGWARRIN VIC 3910**

4 2 9

Sold Price **\$1,325,000** Sold Date **15-Nov-25**

Distance **1.41km**



**3 THE CLOSE LANGWARRIN VIC  
3910**

5 3 2

Sold Price **\$1,280,000** Sold Date **30-Sep-25**

Distance **2.33km**

RS = Recent sale

UN = Undisclosed Sale

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