

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

5/3 PELLITA WAY 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2024

to

31 Oct 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

2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$645,000	10-Sep-25
55/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$610,000	23-Sep-25
2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$620,000	27-May-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: 26 November 2025



2/60 SUNNY VALE DRIVE LANGWARRIN VIC 3910

 2
  1
  1

Sold Price **\$645,000** Sold Date **10-Sep-25**

Distance **1.17km**

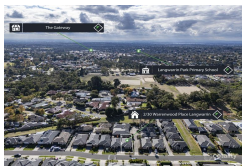


55/15 PENINSULA CRESCENT LANGWARRIN VIC 3910

 2
  1
  1

Sold Price **\$610,000** Sold Date **23-Sep-25**

Distance **0.97km**



2/30 WARRENWOOD PLACE LANGWARRIN VIC 3910

 2
  1
  2

Sold Price **\$620,000** Sold Date **27-May-25**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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