

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 CINEREA GLADE 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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2025

to

31 Mar 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

1/38 SOUTHGATEWAY LANGWARRIN VIC 3910	\$680,000	22-Oct-25
4/26 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$650,500	13-Nov-25
2 TRAMELAND COURT LANGWARRIN VIC 3910	\$723,000	24-Dec-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: 21 April 2026


**1/38 SOUTHGATEWAY
LANGWARRIN VIC 3910**
 2  1  1

 Sold Price **\$680,000** Sold Date **22-Oct-25**

 Distance **0.35km**

**4/26 WARRENWOOD PLACE
LANGWARRIN VIC 3910**
 2  1  1

 Sold Price **\$650,500** Sold Date **13-Nov-25**

 Distance **1.11km**

**2 TRAMELAND COURT
LANGWARRIN VIC 3910**
 3  1  1

 Sold Price **\$723,000** Sold Date **24-Dec-25**

 Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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