

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

6 SIAN STREET LANG LANG VIC 3984

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 | \$720,000 | & | \$790,000 |
|--------------|--|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$720,000 | Property type | House | Suburb | Lang Lang |
| 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 |
|---------------------------------------|-----------|--------------|
| 2 TANKERTON STREET LANG LANG VIC 3984 | \$755,000 | 28-Jan-26 |
| 5 CLARKS ROAD LANG LANG VIC 3984 | \$755,000 | 07-Oct-25 |
| 30 ANNIE AVENUE LANG LANG VIC 3984 | \$765,000 | 08-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: 18 February 2026

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2 TANKERTON STREET LANG
LANG VIC 3984

4 2 2

Sold Price

^{RS} \$755,000 Sold Date 28-Jan-26

Distance 0.75km



5 CLARKS ROAD LANG LANG VIC
3984

5 2 2

Sold Price

\$755,000 Sold Date 07-Oct-25

Distance 0.35km



30 ANNIE AVENUE LANG LANG
VIC 3984

4 2 2

Sold Price

\$765,000 Sold Date 08-Sep-25

Distance 0.51km

RS = Recent sale UN = Undisclosed Sale

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