

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

1/43 POTTS ROAD 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

\$640,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2024

to

30 Sep 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

11/25 POTTS ROAD LANGWARRIN VIC 3910	\$654,000	29-Sep-25
9 LEEDS PLACE LANGWARRIN VIC 3910	\$650,000	16-Apr-25
29/165 NORTH ROAD LANGWARRIN VIC 3910	\$650,000	25-Jul-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: 13 October 2025



11/25 POTTS ROAD LANGWARRIN VIC 3910 Sold Price ^{RS} **\$654,000** Sold Date **29-Sep-25**
Distance **0.21km**

3 1 2



9 LEEDS PLACE LANGWARRIN VIC 3910 Sold Price **\$650,000** Sold Date **16-Apr-25**
Distance **0.29km**

3 1 2



29/165 NORTH ROAD LANGWARRIN VIC 3910 Sold Price Sold Date **25-Jul-25**
Distance **3.4km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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