

## 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

12/34 POTTS ROAD 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

\$680,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2025

to

31 Jul 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 24/34 POTTS ROAD LANGWARRIN VIC 3910     | \$720,000 | 26-Feb-26 |
| 16/34 POTTS ROAD LANGWARRIN VIC 3910     | \$705,000 | 27-Mar-16 |
| 24 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910 | \$710,000 | 16-May-17 |

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: 15 August 2026



**24/34 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **\$720,000** Sold Date **26-Feb-26**  
Distance **0.15km**

 3  2  2



**16/34 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **\$705,000** Sold Date **27-Mar-16**  
Distance **0.05km**

 3  2  2



**24 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910** Sold Price **\$710,000** Sold Date **16-May-17**  
Distance **0.08km**

 3  2  3

RS = Recent sale UN = Undisclosed Sale

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