

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

4 Southampton Drive, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$620,000

Median sale price

Median price

\$612,500

Property Type

Unit

Suburb

Langwarrin

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 six 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	18/34 Potts Rd LANGWARRIN 3910	\$620,000	28/07/2025
2	10/34 Potts Rd LANGWARRIN 3910	\$620,000	14/05/2025
3	32 Southampton Dr LANGWARRIN 3910	\$595,500	06/05/2025

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 six months.~~

This Statement of Information was prepared on:

10/09/2025 09:54

Darren Eichenberger
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Indicative Selling Price
\$620,000

Median Unit Price
June quarter 2025: \$612,500



Property Type:
Agent Comments

Comparable Properties



18/34 Potts Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 28/07/2025
Property Type: Unit



10/34 Potts Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 14/05/2025
Property Type: Unit



32 Southampton Dr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$595,500
Method: Private Sale
Date: 06/05/2025
Property Type: Unit

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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