

## 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 BLACKBURN MEWS 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2024

to

31 Oct 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 52 POTTS ROAD LANGWARRIN VIC 3910    | \$695,000 | 10-Sep-25 |
| 1/43 POTTS ROAD LANGWARRIN VIC 3910  | \$680,000 | 06-Nov-25 |
| 11/25 POTTS ROAD LANGWARRIN VIC 3910 | \$654,000 | 15-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: 24 November 2025



**52 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **\$695,000** Sold Date **10-Sep-25**  
Distance **0km**

3 2 2



**1/43 POTTS ROAD LANGWARRIN VIC 3910** Sold Price <sup>RS</sup> **\$680,000** Sold Date **06-Nov-25**  
Distance **0.29km**

3 1 2



**11/25 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **\$654,000** Sold Date **15-Sep-25**  
Distance **0.25km**

3 1 2

RS = Recent sale      UN = Undisclosed Sale

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