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	17/80 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Dec 2024	to	30 Nov 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
9 EVERTON LANE LANGWARRIN VIC 3910	$635,000	09-Jul-25
21/34 POTTS ROAD LANGWARRIN VIC 3910	$620,000	30-Aug-25
4 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	$630,000	13-Oct-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: 23 December 2025

OBrien Real Estate

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9 EVERTON LANE LANGWARRIN VIC 3910

2 1 2

Sold Price **$635,000** Sold Date **09-Jul-25**

Distance **0.35km**



21/34 POTTS ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **$620,000** Sold Date **30-Aug-25**

Distance **0.49km**



4 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **$630,000** Sold Date **13-Oct-25**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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