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	1/35 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	$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
2/25 POTTS ROAD LANGWARRIN VIC 3910	$630,000	05-Aug-25
2 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	$595,000	03-May-25
21/34 POTTS ROAD LANGWARRIN VIC 3910	$620,000	30-Aug-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: 07 October 2025

OBrien Real Estate

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2/25 POTTS ROAD LANGWARRIN VIC 3910

2 1 2

Sold Price **$630,000** Sold Date **05-Aug-25**

Distance **0.13km**



2 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **$595,000** Sold Date **03-May-25**

Distance **0.16km**



21/34 POTTS ROAD LANGWARRIN VIC 3910

2 1 1

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

Distance **0.2km**

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

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