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	10/5 SERRA CLOSE 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	$690,000	&	$740,000

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
29/80 POTTS ROAD LANGWARRIN VIC 3910	$716,000	30-Sep-25
1/5 SERRA CLOSE LANGWARRIN VIC 3910	$731,000	30-Oct-25
1/170 NORTH ROAD LANGWARRIN VIC 3910	$735,000	19-Jun-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: 28 November 2025

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29/80 POTTS ROAD LANGWARRIN VIC 3910
3 2 2

Sold Price **$716,000** Sold Date **30-Sep-25**
Distance **3.02km**



1/5 SERRA CLOSE LANGWARRIN VIC 3910
3 2 2

Sold Price RS **$731,000** Sold Date **30-Oct-25**
Distance **0km**



1/170 NORTH ROAD LANGWARRIN VIC 3910
3 2 2

Sold Price **$735,000** Sold Date **19-Jun-25**
Distance **0.99km**

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

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