

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

10/25 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

\$595,000

&

\$654,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2025

to

31 Dec 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

11/25 POTTS ROAD LANGWARRIN VIC 3910	\$654,000	15-Sep-25
1/35 POTTS ROAD LANGWARRIN VIC 3910	\$650,000	18-Oct-25
18/34 POTTS ROAD LANGWARRIN VIC 3910	\$620,000	28-Jul-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: 22 January 2026

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**11/25 POTTS ROAD LANGWARRIN
VIC 3910**

 3  1  2

Sold Price

\$654,000

Sold Date

15-Sep-25

Distance

0km



**1/35 POTTS ROAD LANGWARRIN
VIC 3910**

 3  1  1

Sold Price

\$650,000

Sold Date

18-Oct-25

Distance

0.13km



**18/34 POTTS ROAD LANGWARRIN
VIC 3910**

 3  1  2

Sold Price

\$620,000

Sold Date

28-Jul-25

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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