

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30/80 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2025

to

30 Sep 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

45 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	\$640,000	06-Jul-26
15/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	24-Apr-26
2/18 MONZE DRIVE LANGWARRIN VIC 3910	\$586,000	31-Mar-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 October 2026



45 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **\$640,000** Sold Date **06-Jul-26**

Distance **0.35km**



15/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **\$575,000** Sold Date **24-Apr-26**

Distance **1.58km**



2/18 MONZE DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **\$586,000** Sold Date **31-Mar-26**

Distance **1.94km**



8/75 POTTS ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **\$587,000** Sold Date **09-May-26**

Distance **0.18km**



24/28 POTTS ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **\$580,000** Sold Date **08-May-26**

Distance **0.54km**



10/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **\$540,000** Sold Date **10-Jun-26**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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9/15-21 POTTS ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price

^{RS} \$535,500

Sold Date

07-Jul-26

Distance

0.62km



6/75 POTTS ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price

\$575,000

Sold Date

07-May-26

Distance

0.18km



1/3 PELLITA WAY LANGWARRIN VIC 3910

2 1 2

Sold Price

\$635,000

Sold Date

20-May-26

Distance

2.02km



1/30 LANG ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price

^{RS} \$580,000

Sold Date

29-Sep-26

Distance

2.89km

RS = Recent sale

UN = Undisclosed Sale

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