

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

8/2 ALLINGTON PLACE 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

\$645,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2025

to

30 Jun 2026

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

15/15-21 POTTS ROAD LANGWARRIN VIC 3910	\$680,000	16-Mar-26
10/25 POTTS ROAD LANGWARRIN VIC 3910	\$640,000	03-Feb-26

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: 09 July 2026

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**15/15-21 POTTS ROAD
LANGWARRIN VIC 3910**

 3  1  2

Sold Price

\$680,000

Sold Date

16-Mar-26

Distance

0.35km



**10/25 POTTS ROAD LANGWARRIN
VIC 3910**

 3  1  1

Sold Price

\$640,000

Sold Date

03-Feb-26

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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