

## 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

1/18 MARIA DRIVE LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

23/34 POTTS ROAD LANGWARRIN VIC 3910

\$669,000

29-Mar-25

12A ANTHONY STREET LANGWARRIN VIC 3910

\$655,000

07-Mar-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: 12 May 2025



**23/34 POTTS ROAD LANGWARRIN VIC 3910** Sold Price <sup>RS</sup> **\$669,000** Sold Date **29-Mar-25**

 3  2  2

Distance **1.15km**



**12A ANTHONY STREET LANGWARRIN VIC 3910** Sold Price **\$655,000** Sold Date **07-Mar-25**

 3  2  2

Distance **0.32km**

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

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