

## 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

97 COOMBES ROAD TORQUAY VIC 3228

### Indicative selling price

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

Single Price

or range  
between

\$2,150,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Torquay

Period-from

01 Feb 2025

to

31 Jan 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 163 COOMBES ROAD TORQUAY VIC 3228     | \$2,350,000 | 11-Nov-25 |
| 9 BRUMBY DRIVE TORQUAY VIC 3228       | \$2,500,000 | 28-Mar-25 |
| 20 OCEAN ACRES DRIVE TORQUAY VIC 3228 | \$2,200,000 | 29-Oct-25 |

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.~~

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**163 COOMBES ROAD TORQUAY  
VIC 3228**

5 3 2

Sold Price <sup>RS</sup> **\$2,350,000** <sup>UN</sup> Sold Date **11-Nov-25**

Distance **0.83km**



**9 BRUMBY DRIVE TORQUAY VIC  
3228**

4 3 4

Sold Price **\$2,500,000** Sold Date **28-Mar-25**

Distance **0.35km**



**20 OCEAN ACRES DRIVE  
TORQUAY VIC 3228**

4 3 4

Sold Price **\$2,200,000** Sold Date **29-Oct-25**

Distance **1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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