

## 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

45 OFFSHORE DRIVE TORQUAY VIC 3228

### 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	\$875,000	&	\$925,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$620,000	Property type	Land	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
6 WENTWORTH COURT TORQUAY VIC 3228	970000	02-Jun-25
5 TASMAN COURT TORQUAY VIC 3228	965000	17-May-25
41 RIVERSIDE DRIVE TORQUAY VIC 3228	1185000	17-Sep-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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**6 WENTWORTH COURT TORQUAY VIC 3228**



**970000** Sold Date **02-Jun-25**

Distance **1.53km**



**5 TASMAN COURT TORQUAY VIC 3228**



**965000** Sold Date **17-May-25**

Distance **1.34km**



**41 RIVERSIDE DRIVE TORQUAY VIC 3228**



**1185000** Sold Date **17-Sep-25**

Distance **1.38km**

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

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