

Statement of Information

Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/295 TORQUAY ROAD GROVEDALE VIC 3216

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

\$769,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Grovedale

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 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

3-4 ANNIES LANE GROVEDALE VIC 3216

\$737,000

11-Mar-26

2/33 GLASTONBURY DRIVE HIGHTON VIC 3216

\$740,000

22-Apr-26

49 OWARRA BOULEVARD MOUNT DUNEED VIC 3217

\$795,000

18-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: 27 July 2026



3-4 ANNIES LANE GROVEDALE VIC 3216 Sold Price \$737,000 Sold Date 11-Mar-26
Distance 0.77km

3 2 1



2/33 GLASTONBURY DRIVE HIGHTON VIC 3216 Sold Price \$740,000 Sold Date 22-Apr-26
Distance 2.73km

2 1 1



49 OWARRA BOULEVARD MOUNT DUNEED VIC 3217 Sold Price \$795,000 Sold Date 18-Mar-26
Distance 1.98km

4 2 2

RS= Recent sale UN= Undisclosed Sale

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