

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 or
locality and postcode

3/79 The Esplanade, Torquay Vic 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,250,000

&

\$2,450,000

Median sale price

Median price \$1,197,500

Property Type House

Suburb Torquay

Period - From 01/07/2024

to

30/06/2025

Source REIV

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 eighteen 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
1	3a Anderson St TORQUAY 3228	\$2,250,000	24/02/2025
2	34 Felix Cr TORQUAY 3228	\$2,025,000	29/10/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

17/07/2025 08:51

3/79 The Esplanade, Torquay Vic 3228



2 2 2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$2,250,000 - \$2,450,000
Median House Price
Year ending June 2025: \$1,197,500

Comparable Properties



3a Anderson St TORQUAY 3228 (REI/VG)

Agent Comments

4 2 2

Price: \$2,250,000
Method: Private Sale
Date: 24/02/2025
Property Type: House
Land Size: 340 sqm approx



34 Felix Cr TORQUAY 3228 (REI/VG)

Agent Comments

3 2 2

Price: \$2,025,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 405 sqm approx

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 eighteen months.

Account - Jellis Craig Barwon Heads



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