

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

84 OCEAN VIEW CRESCENT 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

\$985,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,202,500

Property type

House

Suburb

Torquay

Period-from

01 May 2025

to

30 Apr 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

11 THE MEWS TORQUAY VIC 3228	\$1,050,000	21-Dec-25
8 EUCALYPT WAY TORQUAY VIC 3228	\$1,100,000	19-Jun-25
10 BAIRD AVENUE TORQUAY VIC 3228	\$1,000,000	13-Feb-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.~~

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11 THE MEWS TORQUAY VIC 3228

Sold Price

\$1,050,000

Sold Date

21-Dec-25

3 2 2

Distance

0.57km



8 EUCALYPT WAY TORQUAY VIC 3228

Sold Price

\$1,100,000

Sold Date

19-Jun-25

3 2 1

Distance

1.49km



10 BAIRD AVENUE TORQUAY VIC 3228

Sold Price

\$1,000,000

Sold Date

13-Feb-26

3 2 2

Distance

2.82km

RS = Recent sale

UN = Undisclosed Sale

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