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	1 ANCHOR LANE 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	$1,395,000	&	$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	Torquay
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
56 SHOREBREAK STREET TORQUAY VIC 3228	1530000	13-Mar-25
16 AERIAL AVENUE TORQUAY VIC 3228	1510000	22-Apr-25
26 AQUILLA AVENUE TORQUAY VIC 3228	1815000	06-Mar-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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OBrien Real Estate

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56 SHOREBREAK STREET TORQUAY VIC 3228

5 3 2

Sold Price RS 1530000 UN

Sold Date 13-Mar-25

Distance 0.25km



16 AERIAL AVENUE TORQUAY VIC 3228

4 3 2

Sold Price RS 1510000 UN

Sold Date 22-Apr-25

Distance 1.13km



26 AQUILLA AVENUE TORQUAY VIC 3228

4 2 2

Sold Price 1815000

Sold Date 06-Mar-25

Distance 0.98km

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

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