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	15 LORAMA STREET 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	$1,175,000	&	$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,150,000	Property type	Houses	Suburb	Torquay
Period-from	01 Aug 2024	to	31 Jul 2025	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
27 CENTRESIDE DRIVE TORQUAY VIC 3228	1165000	07-Mar-25
10 NAUTICAL RISE TORQUAY VIC 3228	1025000	12-Mar-25
32 LONGSHORE STREET TORQUAY VIC 3228	1200000	19-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.~~

This Statement of Information was prepared on: 21 August 2025

OBrien Real Estate

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27 CENTRESIDE DRIVE TORQUAY VIC 3228

4 2 2

Sold Price 1165000 Sold Date 07-Mar-25

Distance 0.77km



10 NAUTICAL RISE TORQUAY VIC 3228

4 2 2

Sold Price 1025000 Sold Date 12-Mar-25

Distance 0.68km



32 LONGSHORE STREET TORQUAY VIC 3228

4 2 2

Sold Price RS 1200000 Sold Date 19-Mar-25

Distance 0.66km



6 STRETTON DRIVE TORQUAY VIC 3228

4 2 2

Sold Price RS 1055000 Sold Date 18-Jul-25

Distance 0.74km

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

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