

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

14 PYKE 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Land

Suburb

Torquay

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

7 CUTBACK ROAD TORQUAY VIC 3228	\$645,000	03-Dec-25
9 SPRINGBANK CIRCUIT TORQUAY VIC 3228	\$620,000	07-May-26
8 YATEMAN BOULEVARD TORQUAY VIC 3228	\$560,000	20-Nov-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: 15 July 2026



7 CUTBACK ROAD TORQUAY VIC 3228

Sold Price

\$645,000

Sold Date

03-Dec-25

-

-

-

Distance

0km



9 SPRINGBANK CIRCUIT TORQUAY VIC 3228

Sold Price

\$620,000

Sold Date

07-May-26

-

-

-

Distance

0.69km



8 YATEMAN BOULEVARD TORQUAY VIC 3228

Sold Price

\$560,000

Sold Date

20-Nov-25

-

-

-

Distance

0km

RS = Recent sale
 UN = Undisclosed Sale

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