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<br>Including suburb and postcode | 10 FATHOM DRIVE 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 | $1,485,000 | & | $1,525,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,225,000 | Property type | House | 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 |
|---|---|---|
| 8 FATHOM DRIVE TORQUAY VIC 3228 | $1,615,000 | 06-Feb-26 |
| 7 FATHOM DRIVE TORQUAY VIC 3228 | $1,435,000 | 14-May-26 |
| 12 NAUTICAL RISE TORQUAY VIC 3228 | $1,250,000 | 20-Jan-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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**8 FATHOM DRIVE TORQUAY VIC 3228**

4 2 3

Sold Price **$1,615,000** Sold Date **06-Feb-26**

Distance **0.02km**



**7 FATHOM DRIVE TORQUAY VIC 3228**

4 2 2

Sold Price **$1,435,000** Sold Date **14-May-26**

Distance **0.06km**



**12 NAUTICAL RISE TORQUAY VIC 3228**

4 2 2

Sold Price **$1,250,000** Sold Date **20-Jan-26**

Distance **0.18km**



**4 BEACHLEY LANE TORQUAY VIC 3228**

4 2 2

Sold Price **$1,335,000** Sold Date **03-Feb-26**

Distance **0.19km**

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

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## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

| | |
|---|---|
| Sale price | $ 1,430,000 |
| Unconditional sale date | 12/10/2026 |