Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Lydia Court, Torquay VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,249,000 & $1,350,000

Median sale price

Median price $1,180,000 Property Type House Suburb Torquay

Period - From 30/04/2025 to 29/10/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Seabird Court Torquay VIC 3228	$1,365,000	20/09/2025
61 Loch Ard Drive Torquay VIC 3228	$1,361,000	10/09/2025
39 Boscarne Avenue Torquay VIC 3228	$1,275,000	30/07/2025

This Statement of Information was prepared on: 30/10/2025