

## 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

40 COWRIE ROAD TORQUAY VIC 3228

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,370,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

House

Suburb

Torquay

Period-from

01 Jul 2024

to

30 Jun 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

1 FOLLETT STREET TORQUAY VIC 3228	\$1,405,000	14-Mar-25
58 BEACH ROAD TORQUAY VIC 3228	\$1,440,000	05-Nov-24
7A CENTRE COURT TORQUAY VIC 3228	\$1,500,000	05-Dec-24

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: 31 July 2025



**1 FOLLETT STREET TORQUAY VIC 3228**

Sold Price **\$1,405,000** Sold Date **14-Mar-25**

 3  2  1

Distance **0.21km**



**58 BEACH ROAD TORQUAY VIC 3228**

Sold Price **\$1,440,000** Sold Date **05-Nov-24**

 4  2  2

Distance **0.28km**



**7A CENTRE COURT TORQUAY VIC 3228**

Sold Price **\$1,500,000** Sold Date **05-Dec-24**

 3  2  2

Distance **0.47km**

RS = Recent sale      UN = Undisclosed Sale

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