

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

104 SANDS BOULEVARD 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

\$2,300,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Torquay

Period-from

01 Feb 2025

to

31 Jan 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

23 GLENEAGLES CLOSE TORQUAY VIC 3228	\$2,500,000	09-Oct-25
82 SANDS BOULEVARD TORQUAY VIC 3228	\$2,300,000	15-Sep-25
32 ISLAND DRIVE TORQUAY VIC 3228	\$2,550,000	07-Feb-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.

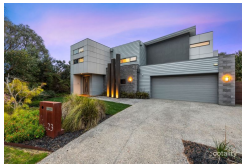
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Natural Real Estate

M 0352614711

E hello@naturalre.com.au



23 GLENEAGLES CLOSE TORQUAY VIC 3228 Sold Price **\$2,500,000** Sold Date **09-Oct-25**

4 2 2

Distance **0km**



82 SANDS BOULEVARD TORQUAY VIC 3228 Sold Price ^{RS} **\$2,300,000** Sold Date **15-Sep-25**

4 2 2

Distance **0km**



32 ISLAND DRIVE TORQUAY VIC 3228 Sold Price **\$2,550,000** Sold Date **07-Feb-25**

5 3 2

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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