

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Prepared 1st September 2025

Sections 47AF of the *Estate Agents Act 1980*

34 Karkalla Street, Torquay VIC 3228

Indicative selling price

Single Price \$1,285,000

Median sale price

Median price \$1,170,000

House X

Suburb
or locality Torquay

Period - From 01 Sept 2024 to 31 Aug 2025

Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last eighteen 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 32 Longshore Street Torquay Vic 3228	\$1,200,000	19-Mar-25
2 1113 Horshoe Bend Road Torquay Vic 3228	\$1,240,000	13-Jun 25
3 48 Shorebreak Street Torquay Vic 3228	\$1,350,000	26-Aug-25