

## 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

15 LIGHTWOOD STREET 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Torquay

Period-from

01 Apr 2025

to

31 Mar 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

17 LIGHTWOOD STREET TORQUAY VIC 3228	\$1,150,000	03-Feb-26
38 HIBBERTIA STREET TORQUAY VIC 3228	\$1,317,500	07-Nov-25
1156 HORSESHOE BEND ROAD TORQUAY VIC 3228	\$1,150,000	23-Mar-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.~~

This Statement of Information was prepared on: 08 April 2026



**17 LIGHTWOOD STREET TORQUAY** Sold Price **\$1,150,000** Sold Date **03-Feb-26**  
**VIC 3228**

 4  2  2

Distance **0.02km**



**38 HIBBERTIA STREET TORQUAY** Sold Price **\$1,317,500** Sold Date **07-Nov-25**  
**VIC 3228**

 4  2  2

Distance **0.48km**



**1156 HORSESHOE BEND ROAD** Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **23-Mar-26**  
**TORQUAY VIC 3228**

 4  2  2

Distance **0.65km**

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

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