

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

2 POPPY GROVE 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

\$1,325,000

&

\$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,202,500

Property type

House

Suburb

Torquay

Period-from

01 Jun 2025

to

31 May 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

19 COOK AVENUE TORQUAY VIC 3228	\$1,390,000	13-Mar-26
4 HARCMBE CRESCENT TORQUAY VIC 3228	\$1,383,500	14-Oct-25
34 HUNTER AVENUE TORQUAY VIC 3228	\$1,465,000	02-Sep-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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19 COOK AVENUE TORQUAY VIC 3228

5 3 2

Sold Price **\$1,390,000** Sold Date **13-Mar-26**

Distance **0.31km**



4 HARCOMBE CRESCENT TORQUAY VIC 3228

4 2 2

Sold Price **\$1,383,500** Sold Date **14-Oct-25**

Distance **0.29km**



34 HUNTER AVENUE TORQUAY VIC 3228

4 4 2

Sold Price **\$1,465,000** Sold Date **02-Sep-25**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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