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	56 TORQUAY BOULEVARD JAN JUC 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,350,000	Property type	House	Suburb	Jan Juc
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
79 TORQUAY BOULEVARD JAN JUC VIC 3228	$1,185,000	13-Nov-25
65 TORQUAY BOULEVARD JAN JUC VIC 3228	$1,375,000	03-Feb-26
5 KINGS COURT JAN JUC VIC 3228	$1,020,000	02-Apr-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.~~

This Statement of Information was prepared on: 12 June 2026

HAYDEN
Ben Greenwood
P 52612101
M 0429193136
E beng@hayden.com.au



79 TORQUAY BOULEVARD JAN JUC VIC 3228

3 1 2

Sold Price **$1,185,000** Sold Date **13-Nov-25**

Distance **0.05km**



65 TORQUAY BOULEVARD JAN JUC VIC 3228

4 2 3

Sold Price **$1,375,000** Sold Date **03-Feb-26**

Distance **0.11km**



5 KINGS COURT JAN JUC VIC 3228

3 1 1

Sold Price **$1,020,000** Sold Date **02-Apr-25**

Distance **0.12km**

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

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Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$ 905,000
Unconditional sale date	10/11/2026