

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

13 WELLINGTON CRESCENT 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

\$685,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

Other

Suburb

Torquay

Period-from

01 Nov 2024

to

31 Oct 2025

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

15 ILLAWONG DRIVE TORQUAY VIC 3228	\$675,000	25-Jun-25
3 EUCALYPT WAY TORQUAY VIC 3228	\$665,000	19-Mar-25
4 COTTAGE CRESCENT TORQUAY VIC 3228	\$620,000	16-Jun-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: 25 November 2025



ONEAGENCY

15 ILLAWONG DRIVE TORQUAY
VIC 3228

Sold Price\$675,000Sold Date25-Jun-25

422

Distance1.18km



3 EUCALYPT WAY TORQUAY VIC
3228

Sold Price\$665,000Sold Date19-Mar-25

52-

Distance1.18km



4 COTTAGE CRESCENT TORQUAY
VIC 3228

Sold Price\$620,000Sold Date16-Jun-25

- - -

Distance1.65km

RS = Recent sale UN = Undisclosed Sale

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