

## 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

200 GROSSMANS ROAD TORQUAY VIC 3228

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,800,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Land

Suburb

Torquay

Period-from

01 Jul 2024

to

30 Jun 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 17 FROG HOLLOW DRIVE TORQUAY VIC 3228  | \$1,900,000 | 13-Dec-24 |
| 18 STRINGYBARK DRIVE TORQUAY VIC 3228  | \$2,200,000 | 04-Oct-24 |
| 11 PORT PHILLIP COURT TORQUAY VIC 3228 | \$2,100,000 | 03-Sep-24 |

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: 31 July 2025

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**17 FROG HOLLOW DRIVE  
TORQUAY VIC 3228**

4 2 4

Sold Price **\$1,900,000** Sold Date **13-Dec-24**

Distance **0.4km**



**18 STRINGYBARK DRIVE TORQUAY  
VIC 3228**

5 4 2

Sold Price **\$2,200,000** Sold Date **04-Oct-24**

Distance **0.23km**



**11 PORT PHILLIP COURT TORQUAY  
VIC 3228**

4 2 4

Sold Price **\$2,100,000** Sold Date **03-Sep-24**

Distance **1.1km**

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

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