

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

231 GROSSMANS ROAD 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

\$6,000,000

&

\$7,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Farm

Suburb

Torquay

Period-from

01 Aug 2024

to

31 Jul 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

315 FISHERS ROAD MOUNT DUNEED VIC 3217	-	30-May-25
1490 HENDY MAIN ROAD PARAPARAP VIC 3240	-	13-Feb-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 August 2025

Sale Team
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**315 FISHERS ROAD MOUNT
DUNEED VIC 3217**

 5  2  -

Sold Price

- Sold Date **30-May-25**

Distance **7.13km**



**1490 HENDY MAIN ROAD
PARAPARAP VIC 3240**

 3  2  2

Sold Price

Sold Date **13-Feb-25**

Distance **9.43km**

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

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