# 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	27 Swallowtail Drive, Torquay, Vic 3228
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# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$1,250,000 & \$1,300,000

## Median sale price

Median price	\$1,180,000		Property type	House		Suburb	Torquay
Period - From	01/10/2024	to	30/09/2025	Source	Prop	Track	

## 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 eighteen 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
1 Grinders Avenue, Torquay, VIC 3228	\$1,240,000	13/12/2024
1113 Horseshoe Bend Road, Torquay, VIC 3228	\$1,240,000	13/06/2025
10 Tubular Avenue, Torquay, VIC 3228	\$1,275,000	26/01/2025

## 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 eighteen months.

This Statement of Information was prepared on	: 07/10/2025
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