

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

45 CENTRAL AVENUE 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

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Torquay

Period-from

01 Apr 2025

to

31 Mar 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

29A DARIAN ROAD TORQUAY VIC 3228	\$1,460,000	13-Aug-25
30 BEACH ROAD TORQUAY VIC 3228	\$1,395,000	15-Nov-25
40 COWRIE ROAD TORQUAY VIC 3228	\$1,385,000	20-Oct-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: 13 April 2026



29A DARIAN ROAD TORQUAY VIC 3228

Sold Price

\$1,460,000

Sold Date

13-Aug-25

 4  3  2

Distance

0.54km



30 BEACH ROAD TORQUAY VIC 3228

Sold Price

\$1,395,000

Sold Date

15-Nov-25

 4  2  2

Distance

0.2km



40 COWRIE ROAD TORQUAY VIC 3228

Sold Price

\$1,385,000

Sold Date

20-Oct-25

 3  2  2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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