

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

11 Roberts Street, Torquay VIC 3228

Indicative selling price

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

Range between

\$1,490,000

&

\$1,590,000

Median sale price

Median price

\$1,202,500

Property Type

House

Suburb

Torquay

Period - From

19/11/2025

to

18/05/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 Wirilda Street Torquay VIC 3228	\$1,600,000	17/12/2025
4 Splitters Avenue Torquay VIC 3228	\$1,570,000	08/12/2025
57 Pintail Drive Torquay VIC 3228	\$1,425,000	09/04/2026

This Statement of Information was prepared on:

19/05/2026