

## 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

80 MERRIJIG DRIVE 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  \$1,080,000 &  \$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Torquay
Period-from <input type="text"/> 01 Oct 2024	to <input type="text"/> 30 Sep 2025	Source <input type="text"/> 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
1 LIGHTWOOD STREET TORQUAY VIC 3228	\$319,000	28-Mar-18
13 COSY AVENUE TORQUAY VIC 3228	\$1,125,000	22-Aug-25
38 PINTAIL DRIVE TORQUAY VIC 3228	\$1,145,000	12-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: 17 October 2025