

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

221 FISCHER STREET 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

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Torquay

Period-from

01 Feb 2025

to

31 Jan 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

1 ROSELLA ROAD TORQUAY VIC 3228	\$1,275,000	17-Sep-25
12 ROSELLA ROAD TORQUAY VIC 3228	\$1,102,550	07-Jun-25
186 MERRIJIG DRIVE TORQUAY VIC 3228	\$1,100,000	05-Sep-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: 03 February 2026


1 ROSELLA ROAD TORQUAY VIC 3228

Sold Price

\$1,275,000

Sold Date

17-Sep-25
 4
  2
  2

Distance

0.74km

12 ROSELLA ROAD TORQUAY VIC 3228

Sold Price

\$1,102,550

Sold Date

07-Jun-25
 4
  2
  2

Distance

0.77km

186 MERRIJIG DRIVE TORQUAY VIC 3228

Sold Price

\$1,100,000

Sold Date

05-Sep-25
 4
  2
  2

Distance

0.66km

2 YIRN AVENUE TORQUAY VIC 3228

Sold Price

\$1,265,000

Sold Date

06-Jun-25
 4
  2
  2

Distance

0.09km

205 FISCHER STREET TORQUAY VIC 3228

Sold Price

^{RS} - ^{UN}

Sold Date

30-Oct-25
 4
  2
  2

Distance

0.17km

35 YIRN AVENUE TORQUAY VIC 3228

Sold Price

-

Sold Date

07-Aug-25
 4
  2
  2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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1 ANCHOR LANE TORQUAY VIC 3228

Sold Price

\$1,400,000

Sold Date

11-Jul-25
 4

  2

  2

Distance

0.6km

22 COTTAGE CRESCENT TORQUAY VIC 3228

Sold Price

\$1,280,000

Sold Date

25-Jun-25
 4

  2

  2

Distance

0.72km

38 HIBBERTIA STREET TORQUAY VIC 3228

Sold Price

\$1,317,500

Sold Date

07-Nov-25
 4

  2

  2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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