, Torquay

SAMPLE ONLY: concept site, fictional agent and property. Not a real Statement of Information.

Statement of Information

Single residential property located in the Melbourne metropolitan area or regional Victoria · Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	21 Spring Creek Rise, Torquay VIC 3228

Indicative selling price

Price range$1,850,000 – $2,000,000

Median sale price

Median price$1,180,000 Property typeHouse SuburbTorquay Period12 months to November 2026 SourceSample data (a live listing cites its data provider)

Comparable property sales

Address of comparable propertyPriceDate of sale 12 Dunemist Court, Torquay VIC 3228$1,640,000October 202619 Sandpiper Avenue, Torquay VIC 3228$1,095,000August 20267 Swell Street, Jan Juc VIC 3228$1,520,000October 2026

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers most comparable.

Prepared by Ava Marlowe, Saltbush Property (Saltbush Property Pty Ltd), 0491 570 156. This Statement of Information is a sample for a concept website and does not relate to a real property.