Property Price Statement

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

**Date prepared** 12/10/2026

## Property offered for sale

Address
Including suburb and postcode: Lot 118, 95 Briody Drive, Torquay VIC 3228

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| Vacant land (11.5m × 26.2m) | N/A | N/A | N/A | N/A | 532 m² |

## Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $731,000

or

Range between: N/A & N/A

## Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A – not to be sold by auction or fixed-date sale

## Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $625,000 Property type: Vacant land Suburb: Torquay

Period: from 01/10/2025 to 30/09/2026 Source: Core Projects

*Important advice about the median sale price: The median sale price is provided to comply with section 47AF(2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 62 properties sold during the period specified by the section.*

## Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.
If there were fewer than three, but one or two, comparable properties, these must be included below.
These properties were used to help determine the estimated selling price.

### Comparable property 1

| Address | Sale price | Date of sale |
|---|---|---|
| Lot 583, The Dunes, Torquay VIC 3228 | $680,000 | Jul 2026 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| Vacant land (16m × 32m) | N/A | N/A | N/A | N/A | 512 m² |

### Comparable property 2

| Address | Sale price | Date of sale |
|---|---|---|
| Lot 132, 95 Briody Drive, Torquay VIC 3228 | $777,000 | 20/12/2025 |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| Vacant land (18m × 32m) | N/A | N/A | N/A | N/A | 571 m² |

### Comparable property 3

| Address | Sale price | Date of sale |
|---|---|---|
| N/A | N/A | N/A |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m²) | Total land size (in m²) |
|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A | N/A |

## Reason there are fewer than three comparable properties

[X] **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

In the 18 months before this statement was prepared, the agency's sales records and the GRIP record of estate land sales show 88 vacant residential lots sold within 5 km of the property. 2 were within 7.5% of its 532 m² land size and 10% of its price; both are listed above. 29 others of a similar size sold at a price more than 10% from this property's price, allowing for the difference in land size; the agent does not consider them comparable.

## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

| | |
|---|---|
| Sale price | |
| Unconditional sale date | |

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**Additional information from Core Projects (Vic) Pty Ltd. This does not form part of the Property Price Statement.**
Disclaimer: Any house and land package price shown is indicative only. Core Projects (Vic) Pty Ltd is appointed to sell the land only. The dwelling is supplied under a separate building contract with the builder and building prices, variations, site costs and other construction costs are not controlled or verified by Core Projects (Vic) Pty Ltd. The Property Price Statement relates to the land component only. Accordingly, any information or advertised house and land package price is indicative only and may not represent the total amount ultimately payable by a purchaser for the land, construction of the dwelling and any associated costs.