Property Price Statement

Multiple residential properties (units) of a single type or class located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 28 September 2026

Units offered for sale

Address Including suburb and postcode	Briody Grove - 95 Briody Drive, Torquay VIC 3228

Key features of the properties

Unit type or class e.g. One bedroom units	**# of bedrooms**	**# of bathrooms**	**# of car spaces (+/- 1)**	**Internal floor space (in m^2) (may be a range)**	**Total land size (in m^2) (may be a range)**
Lot 107 – 18.63 x 24.84 (350m2)	N/A	N/A	N/A	N/A	350
Lot 108 – 15.05 x 24.99 (368m2)	N/A	N/A	N/A	N/A	368
Lot 109 – 16.15 x 24.99 (382m2)	N/A	N/A	N/A	N/A	382
Lot 110 – 11.2 x 29.18 (409m2)	N/A	N/A	N/A	N/A	409
Lot 111 – 13.78 x 29.18 (414m2)	N/A	N/A	N/A	N/A	414
Lot 118 – 11.54 x 26.19 (532m2)	N/A	N/A	N/A	N/A	532
Lot 119 – 19.02 x 27.44 (509m2)	N/A	N/A	N/A	N/A	509
Lot 120 – 14.03 x 27.92 (384m2)	N/A	N/A	N/A	N/A	384
Lot 121 – 12.53 x 28.74 (354m2)	N/A	N/A	N/A	N/A	354
Lot 139 – 14 x 31 (434m2)	N/A	N/A	N/A	N/A	434
Lot 144 – 18.75 x 31.11 (400m2)	N/A	N/A	N/A	N/A	400
Lot 146 – 12.5 x 28 (350m2)	N/A	N/A	N/A	N/A	350
Lot 147 – 14 x 28 (392m2)	N/A	N/A	N/A	N/A	392
Lot 148 – 20.99 x 25 (524m2)	N/A	N/A	N/A	N/A	524
Lot 151 – 21.32 x 25 (589m2)	N/A	N/A	N/A	N/A	589

Indicative selling prices

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.

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Lot 107 – 18.63 x 24.84 (350m2)	$547,000	or range between	N/A	&	N/A
Lot 108 – 15.05 x 24.99 (368m2)	$561,500	or range between	N/A	&	N/A

Lot 109 – 16.15 x 24.99 (382m2)	$570,000	or range between	N/A	&	N/A
Lot 110 – 11.2 x 29.18 (409m2)	$591,000	or range between	N/A	&	N/A
Lot 111 – 13.78 x 29.18 (414m2)	$598,500	or range between	N/A	&	N/A
Lot 118 – 11.54 x 26.19 (532m2)	$731,000	or range between	N/A	&	N/A
Lot 119 – 19.02 x 27.44 (509m2)	$715,500	or range between	N/A	&	N/A
Lot 120 – 14.03 x 27.92 (384m2)	$577,500	or range between	N/A	&	N/A
Lot 121 – 12.53 x 28.74 (354m2)	$562,000	or range between	N/A	&	N/A
Lot 139 – 14 x 31 (434m2)	$625,000	or range between	N/A	&	N/A
Lot 144 – 18.75 x 31.11 (400m2)	$586,000	or range between	N/A	&	N/A
Lot 146 – 12.5 x 28 (350m2)	$547,000	or range between	N/A	&	N/A
Lot 147 – 14 x 28 (392m2)	$595,000	or range between	N/A	&	N/A
Lot 148 – 20.99 x 25 (524m2)	$726,000	or range between	N/A	&	N/A
Lot 151 – 21.32 x 25 (589m2)	$777,500	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.

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

Unit median sale price

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

Median price	$635,000	Suburb	Torquay

Period - From	April 2026	To	June 2026	Source	Internal Research Department

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 11 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

These are the three most comparable properties to the unit type or class 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.

Lot 107 – 18.63 x 24.84 (350m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 145 Briody Grove, Torquay VIC	$547,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 149 Briody Grove, Torquay VIC	$553,500	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 150 Briody Grove, Torquay VIC	$553,500	Jul 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Lot 108 – 15.05 x 24.99 (368m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 149 Briody Grove, Torquay VIC	$553,500	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 145 Briody Grove, Torquay VIC	$547,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 143 Briody Grove, Torquay VIC	$582,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	392

Lot 109 – 16.15 x 24.99 (382m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 143 Briody Grove, Torquay VIC	$582,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	392

Comparable property 2

Address	Sale price	Date of sale
Lot 149 Briody Grove, Torquay VIC	$553,500	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 145 Briody Grove, Torquay VIC	$547,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Lot 110 – 11.2 x 29.18 (409m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 143 Briody Grove, Torquay VIC	$582,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	392

Comparable property 2

Address	Sale price	Date of sale
Lot 142 Briody Grove, Torquay VIC	$643,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	434

Comparable property 3

Address	Sale price	Date of sale
Lot 575 The Dunes, Torquay VIC	$590,000	Jul 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (16 x 25)	N/A	N/A	N/A	N/A	396

Lot 111 – 13.78 x 29.18 (414m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 143 Briody Grove, Torquay VIC	$582,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	392

Comparable property 2

Address	Sale price	Date of sale
Lot 142 Briody Grove, Torquay VIC	$643,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	434

Comparable property 3

Address	Sale price	Date of sale
Lot 575 The Dunes, Torquay VIC	$590,000	Jul 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (16 x 25)	N/A	N/A	N/A	N/A	396

Lot 118 – 11.54 x 26.19 (532m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 909 Stretton Torquay, Torquay VIC	$665,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14.5 x 38.1)	N/A	N/A	N/A	N/A	553

Comparable property 2

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

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (16 x 32)	N/A	N/A	N/A	N/A	512

Comparable property 3

Address	Sale price	Date of sale
Lot 908 Stretton Torquay, Torquay VIC	$665,000	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14.5 x 38.1)	N/A	N/A	N/A	N/A	553

Lot 119 – 19.02 x 27.44 (509m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 909 Stretton Torquay, Torquay VIC	$665,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14.5 x 38.1)	N/A	N/A	N/A	N/A	553

Comparable property 2

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

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (16 x 32)	N/A	N/A	N/A	N/A	512

Comparable property 3

Address	Sale price	Date of sale
Lot 908 Stretton Torquay, Torquay VIC	$665,000	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14.5 x 38.1)	N/A	N/A	N/A	N/A	553

Lot 120 – 14.03 x 27.92 (384m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 143 Briody Grove, Torquay VIC	$582,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	392

Comparable property 2

Address	Sale price	Date of sale
Lot 149 Briody Grove, Torquay VIC	$553,500	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 145 Briody Grove, Torquay VIC	$547,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Lot 121 – 12.53 x 28.74 (354m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 149 Briody Grove, Torquay VIC	$553,500	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 145 Briody Grove, Torquay VIC	$547,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 150 Briody Grove, Torquay VIC	$553,500	Jul 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Lot 139 – 14 x 31 (434m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 142 Briody Grove, Torquay VIC	$643,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	434

Comparable property 2

Address	Sale price	Date of sale
Lot 143 Briody Grove, Torquay VIC	$582,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	392

Comparable property 3

Address	Sale price	Date of sale
Lot 140 Briody Grove, Torquay VIC	$643,000	Mar 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	434

Lot 144 – 18.75 x 31.11 (400m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 143 Briody Grove, Torquay VIC	$582,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	392

Comparable property 2

Address	Sale price	Date of sale
Lot 142 Briody Grove, Torquay VIC	$643,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	434

Comparable property 3

Address	Sale price	Date of sale
Lot 575 The Dunes, Torquay VIC	$590,000	Jul 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (16 x 25)	N/A	N/A	N/A	N/A	396

Lot 146 – 12.5 x 28 (350m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 145 Briody Grove, Torquay VIC	$547,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 28)	N/A	N/A	N/A	N/A	350

Comparable property 2

Address	Sale price	Date of sale
Lot 149 Briody Grove, Torquay VIC	$553,500	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Comparable property 3

Address	Sale price	Date of sale
Lot 150 Briody Grove, Torquay VIC	$553,500	Jul 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 25)	N/A	N/A	N/A	N/A	350

Lot 147 – 14 x 28 (392m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 143 Briody Grove, Torquay VIC	$582,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14 x 31)	N/A	N/A	N/A	N/A	392

Comparable property 2

Address	Sale price	Date of sale
Lot 575 The Dunes, Torquay VIC	$590,000	Jul 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (16 x 25)	N/A	N/A	N/A	N/A	396

Comparable property 3

Address	Sale price	Date of sale
Lot 580 The Dunes, Torquay VIC	$620,000	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (12.5 x 32)	N/A	N/A	N/A	N/A	400

Lot 148 – 20.99 x 25 (524m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 909 Stretton Torquay, Torquay VIC	$665,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14.5 x 38.1)	N/A	N/A	N/A	N/A	553

Comparable property 2

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

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (16 x 32)	N/A	N/A	N/A	N/A	512

Comparable property 3

Address	Sale price	Date of sale
Lot 908 Stretton Torquay, Torquay VIC	$665,000	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14.5 x 38.1)	N/A	N/A	N/A	N/A	553

Lot 151 – 21.32 x 25 (589m2)

Comparable property 1

Address	Sale price	Date of sale
Lot 909 Stretton Torquay, Torquay VIC	$665,000	Aug 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14.5 x 38.1)	N/A	N/A	N/A	N/A	553

Comparable property 2

Address	Sale price	Date of sale
Lot 915 Stretton Torquay, Torquay VIC	$695,000	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (16 x 36.1)	N/A	N/A	N/A	N/A	577

Comparable property 3

Address	Sale price	Date of sale
Lot 908 Stretton Torquay, Torquay VIC	$665,000	Jun 2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Vacant land (14.5 x 38.1)	N/A	N/A	N/A	N/A	553

Reason there are fewer than three comparable properties for a unit type or class

☐ **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:

N/A – three comparable properties are listed for each unit type or class above.

Sale outcome

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

Unit address	Lot 107 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 108 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 109 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 110 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 111 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 118 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 119 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 120 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____

Unit address	Lot 121 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 139 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 144 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 146 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 147 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 148 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____
Unit address	Lot 151 – 95 Briody Drive, Torquay VIC 3228		
Sale price	$_____	Unconditional sale date	_____/_____/_____