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 or locality and postcode	41 Kingston Downs Drive, Ocean Grove Vic 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $895,000

Median sale price

Median price $975,000 Property Type House Suburb Ocean Grove

Period - From 01/10/2023 to 30/09/2024 Source REIV

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	3 Evergreen Cirt OCEAN GROVE 3226	$935,000	18/05/2024
2	218 Shell Rd OCEAN GROVE 3226	$880,000	18/01/2024
3	176 Shell Rd OCEAN GROVE 3226	$880,000	22/08/2023

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: 20/12/2024 12:11

41 Kingston Downs Drive, Ocean Grove Vic 3226



3 2 2

Property Type: House
Land Size: 716 sqm approx

Agent Comments

Indicative Selling Price
$895,000
Median House Price
Year ending September 2024: $975,000

Comparable Properties

3 Evergreen Cirt OCEAN GROVE 3226 (VG)

3 - -

Price: $935,000
Method: Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 519 sqm approx

Agent Comments



218 Shell Rd OCEAN GROVE 3226 (REI/VG)

4 2 2

Price: $880,000
Method: Private Sale
Date: 18/01/2024
Property Type: House
Land Size: 546 sqm approx

Agent Comments



176 Shell Rd OCEAN GROVE 3226 (REI/VG)

4 2 2

Price: $880,000
Method: Private Sale
Date: 22/08/2023
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

REIV THE DIFFERENCE | propertydata.com.au

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