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	8 Newcomb Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price $1,695,000

Median sale price

Median price $925,000 Property Type House Suburb Ocean Grove

Period - From 01/01/2025 to 31/12/2025 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	11 Bell St OCEAN GROVE 3226	$1,725,000	03/11/2025
2	14 Hilda Av OCEAN GROVE 3226	$1,690,000	03/10/2025
3	33 Dare St OCEAN GROVE 3226	$1,670,000	19/06/2025

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: 16/01/2026 10:15

8 Newcomb Street, Ocean Grove Vic 3226



4 4 2

Property Type: House
Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price
$1,695,000
Median House Price
Year ending December 2025: $925,000

Comparable Properties



11 Bell St OCEAN GROVE 3226 (REI)

4 2 2

Price: $1,725,000
Method: Private Sale
Date: 03/11/2025
Property Type: House

Agent Comments



14 Hilda Av OCEAN GROVE 3226 (REI)

4 3 2

Price: $1,690,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments



33 Dare St OCEAN GROVE 3226 (REI/VG)

4 2 3

Price: $1,670,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 858 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

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