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	1/91 Shell Road, Ocean Grove Vic 3226

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $910,000 Property Type Unit Suburb Ocean Grove

Period - From 01/10/2024 to 30/09/2025 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	1/24 Holburn Rise OCEAN GROVE 3226	$710,000	17/07/2025
2	58 Daintree Way OCEAN GROVE 3226	$765,000	16/07/2025
3	9 Sunbeam St OCEAN GROVE 3226	$785,000	18/06/2025

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: 27/10/2025 14:10

1/91 Shell Road, Ocean Grove Vic 3226



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending September 2025: $910,000

Comparable Properties



1/24 Holburn Rise OCEAN GROVE 3226 (REI/VG)

3 2 2

Price: $710,000
Method: Private Sale
Date: 17/07/2025
Property Type: Townhouse (Single)
Land Size: 357 sqm approx

Agent Comments



58 Daintree Way OCEAN GROVE 3226 (REI/VG)

3 2 2

Price: $765,000
Method: Private Sale
Date: 16/07/2025
Property Type: House
Land Size: 343 sqm approx

Agent Comments



9 Sunbeam St OCEAN GROVE 3226 (REI/VG)

3 2 2

Price: $785,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 324 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

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