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 and postcode	68 BONNYVALE ROAD OCEAN GROVE VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$779,000	&	$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$920,000	Property type	House	Suburb	Ocean Grove
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
36 SOMERDALE AVENUE OCEAN GROVE VIC 3226	$757,000	08-Jul-25
13 SUNSET STRIP OCEAN GROVE VIC 3226	$775,000	05-Mar-25
21 CAPELLA ROAD OCEAN GROVE VIC 3226	$870,000	23-Jul-25

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: 26 August 2025

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36 SOMERDALE AVENUE OCEAN GROVE VIC 3226

3 1 2

Sold Price **$757,000** Sold Date **08-Jul-25**

Distance **0.35km**



13 SUNSET STRIP OCEAN GROVE VIC 3226

3 1 1

Sold Price **$775,000** Sold Date **05-Mar-25**

Distance **0.46km**



21 CAPELLA ROAD OCEAN GROVE VIC 3226

3 1 1

Sold Price **$870,000** Sold Date **23-Jul-25**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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