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<br>Including suburb or locality and postcode | 97 Aldebaran Road, Ocean Grove Vic 3226 |

## Indicative selling price

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

Range between $870,000 & $930,000

## Median sale price

Median price $957,500 Property Type House Suburb Ocean Grove

Period - From 01/04/2024 to 31/03/2025 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 | 23 Pembroke Rd OCEAN GROVE 3226 | $965,000 | 02/05/2024 |
| 2 | 87 Marlin Dr OCEAN GROVE 3226 | $945,000 | 03/04/2024 |
| 3 | 21 Aquilae St OCEAN GROVE 3226 | $940,000 | 27/02/2024 |

**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: 26/06/2025 17:07

# 97 Aldebaran Road, Ocean Grove Vic 3226

FLETCHERS



3 2 2

**Property Type:** House
**Land Size:** 684 sqm approx

Agent Comments

**Indicative Selling Price**
$870,000 - $930,000
**Median House Price**
Year ending March 2025: $957,500

## Comparable Properties



### 23 Pembroke Rd OCEAN GROVE 3226 (REI/VG)

3 2 1

**Price:** $965,000
**Method:** Private Sale
**Date:** 02/05/2024
**Property Type:** House
**Land Size:** 601 sqm approx

Agent Comments




### 87 Marlin Dr OCEAN GROVE 3226 (REI/VG)

3 1 2

**Price:** $945,000
**Method:** Private Sale
**Date:** 03/04/2024
**Property Type:** House
**Land Size:** 652 sqm approx

Agent Comments



### 21 Aquilae St OCEAN GROVE 3226 (REI/VG)

3 1 2

**Price:** $940,000
**Method:** Private Sale
**Date:** 27/02/2024
**Property Type:** House
**Land Size:** 585 sqm approx

Agent Comments

**Account** - Fletchers | P: 03 5258 2833

REIV THE DIFFERENCE | propertydata.com.au

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