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	113 The Avenue, Ocean Grove Vic 3226

Indicative selling price

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

Range between $1,180,000 & $1,298,000

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	59 Powell St.W OCEAN GROVE 3226	$1,500,000	08/08/2024
2	100 The Avenue OCEAN GROVE 3226	$1,200,000	30/07/2024
3	32 Epworth St OCEAN GROVE 3226	$1,450,000	07/05/2024

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: 27/05/2025 13:08

113 The Avenue, Ocean Grove Vic 3226



3 2 2

Property Type: House
Land Size: 815 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,298,000
Median House Price
Year ending March 2025: $957,500

Comparable Properties



59 Powell St.W OCEAN GROVE 3226 (REI)

3 1 2

Price: $1,500,000
Method: Private Sale
Date: 08/08/2024
Property Type: House
Land Size: 849 sqm approx

Agent Comments



100 The Avenue OCEAN GROVE 3226 (REI/VG)

3 1 -

Price: $1,200,000
Method: Private Sale
Date: 30/07/2024
Property Type: House (Res)
Land Size: 811 sqm approx

Agent Comments



32 Epworth St OCEAN GROVE 3226 (REI/VG)

3 1 2

Price: $1,450,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 1053 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

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