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	31 Pembroke Road, Ocean Grove VIC 3226

Indicative selling price

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

Range between $795,000 & $850,000

Median sale price

Median price $955,000 Property Type House Suburb Ocean Grove

Period - From 02/12/2024 to 02/06/2025 Source price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
88 Bonnyvale Road Ocean Grove VIC	$805,000	09/01/2025
104 Aldebaran Road Ocean Grove VIC	$840,000	09/05/2025
11 Sunset Strip Strip Ocean Grove VIC	$775,000	05/03/2025

This Statement of Information was prepared on: 03/06/2025