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	11 Canis Crescent, Ocean Grove Vic 3226

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	5 Sunrise Cl OCEAN GROVE 3226	$1,375,000	03/12/2024
2	117 Ocean Thru OCEAN GROVE 3226	$1,550,000	02/07/2024
3	14 Roditis Dr OCEAN GROVE 3226	$1,450,000	09/05/2024

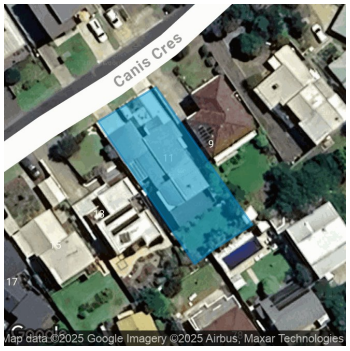
OR

~~**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: 13/05/2025 16:52

11 Canis Crescent, Ocean Grove Vic 3226

FLETCHERS



4 2 2

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending March 2025: $957,500

Comparable Properties



5 Sunrise Cl OCEAN GROVE 3226 (REI/VG)

4 2 2

Price: $1,375,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 614 sqm approx

Agent Comments



117 Ocean Thru OCEAN GROVE 3226 (VG)

3 - -

Price: $1,550,000
Method: Sale
Date: 02/07/2024
Property Type: House (Res)
Land Size: 552 sqm approx

Agent Comments



14 Roditis Dr OCEAN GROVE 3226 (VG)

4 - -

Price: $1,450,000
Method: Sale
Date: 09/05/2024
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.