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	61 Shorebreak Way, Ocean Grove Vic 3226

Indicative selling price

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

Range between $1,395,000 & $1,495,000

Median sale price

Median price $940,000 Property Type House Suburb Ocean Grove

Period - From 01/10/2024 to 30/09/2025 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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 20/11/2025 15:58

61 Shorebreak Way, Ocean Grove Vic 3226



4 2 3

Property Type: House
Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price
$1,395,000 - $1,495,000
Median House Price
Year ending September 2025: $940,000

Comparable Properties

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 eighteen months.

Account - Fletchers | P: 03 5258 2833

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