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	45 Esperence Cr, Ocean Grove Vic 3226

Indicative selling price

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

Range between $890,000 & $960,000

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 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	18 Merlan St OCEAN GROVE 3226	$925,000	16/09/2025
2	10 Yarrow St OCEAN GROVE 3226	$930,000	31/08/2025
3	7 Redbird St OCEAN GROVE 3226	$930,000	28/08/2025

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: 27/11/2025 14:26

45 Esperence Cr, Ocean Grove Vic 3226

FLETCHERS



Property Type: Land

Agent Comments

Indicative Selling Price
$890,000 - $960,000
Median House Price
Year ending September 2025: $940,000

Comparable Properties



18 Merlan St OCEAN GROVE 3226 (REI/VG)

4 2 2

Price: $925,000
Method: Private Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



10 Yarrow St OCEAN GROVE 3226 (REI/VG)

4 2 2

Price: $930,000
Method: Private Sale
Date: 31/08/2025
Property Type: House
Land Size: 560 sqm approx

Agent Comments



7 Redbird St OCEAN GROVE 3226 (REI/VG)

4 3 2

Price: $930,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 602 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833

REIV THE DIFFERENCE

propertydata.com.au

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