Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 Wattleside Drive, Ocean Grove VIC 3226

Indicative selling price

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

Range between $820,000 & $870,000

Median sale price

Median price $945,000 Property Type House Suburb Ocean Grove

Period - From 03/08/2025 to 02/02/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
5 Warrumbungle Close Ocean Grove VIC 3226	$832,500	01/10/2025
10 Lizzie Lane Ocean Grove VIC 3226	$825,000	13/10/2025
59 Duneview Drive Ocean Grove VIC 3226	$842,500	15/08/2025

This Statement of Information was prepared on: 03/02/2026