

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 9 Rayville Street, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,125,000 & \$1,225,000

Median sale price

Median price \$990,000 Property Type House Suburb Ocean Grove

Period - From 03/02/2024 to 02/02/2025 Source Property Data

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 Speculant St OCEAN GROVE 3226	\$1,110,000	24/06/2024
2	9 Phoenix St OCEAN GROVE 3226	\$1,250,000	24/04/2024
3	21 Seascape Dr OCEAN GROVE 3226	\$1,250,000	01/03/2024

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: 03/02/2025 11:41



 4  2.5  2

Property Type: House

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



5 Speculant St OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,110,000

Method: Private Sale

Date: 24/06/2024

Property Type: House

Land Size: 592 sqm approx



9 Phoenix St OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,250,000

Method: Private Sale

Date: 24/04/2024

Property Type: House

Land Size: 768 sqm approx



21 Seascape Dr OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,250,000

Method: Private Sale

Date: 01/03/2024

Property Type: House

Land Size: 512 sqm approx