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

20 Walyunga Mews, Ocean Grove Vic 3226

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$795,000

Median sale price

Median price	\$1,075,000	Pro	perty Type Unit	:	Sub	burb	Ocean Grove
Period - From	01/01/2025	to	31/03/2025	Sou	rce REI	V	

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.

Ade	dress of comparable property	Price	Date of sale
1	12 Ashwood CI OCEAN GROVE 3226	\$780,000	15/08/2024
2	6 Walyunga Mews OCEAN GROVE 3226	\$820,000	12/07/2024
3	11 Mowbray Dr OCEAN GROVE 3226	\$765,000	05/02/2024

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.

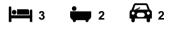
This Statement of Information was prepared on:

17/04/2025 09:08





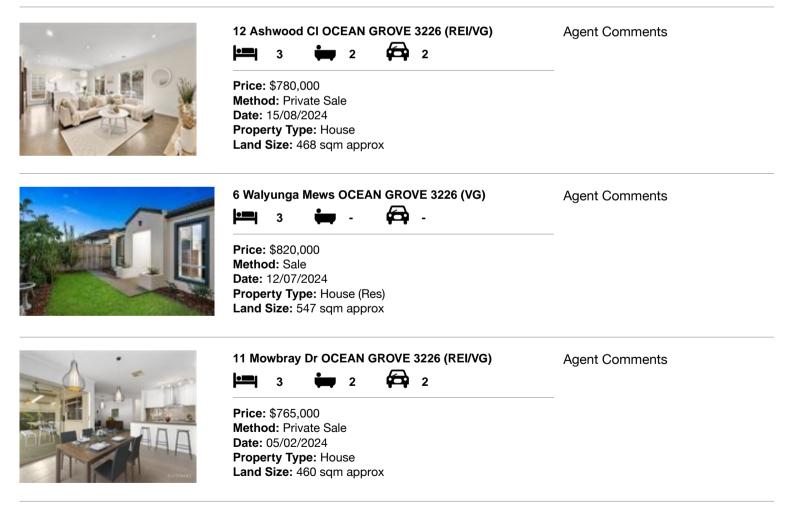




Property Type: House Land Size: 419 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$795,000 Median Unit Price March quarter 2025: \$1,075,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100



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