

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$795,000

### Median sale price

Median price \$1,075,000

Property Type Unit

Suburb Ocean Grove

Period - From 01/01/2025

to 31/03/2025

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	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



 3  2  2

**Property Type:** House

**Land Size:** 419 sqm approx

**Agent Comments**

## Comparable Properties



**12 Ashwood CI OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 15/08/2024

**Property Type:** House

**Land Size:** 468 sqm approx



**6 Walyunga Mews OCEAN GROVE 3226 (VG)**

**Agent Comments**

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**Price:** \$820,000

**Method:** Sale

**Date:** 12/07/2024

**Property Type:** House (Res)

**Land Size:** 547 sqm approx



**11 Mowbray Dr OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$765,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** House

**Land Size:** 460 sqm approx