

# 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

55 Asbury Street West, Ocean Grove Vic 3226

### Indicative selling price

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

Range between

\$850,000

&

\$930,000

### Median sale price

Median price

\$980,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/07/2023

to

30/06/2024

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	70 Eggleston St OCEAN GROVE 3226	\$850,000	06/08/2024
2	26 Kestrel Pl OCEAN GROVE 3226	\$940,000	04/04/2024
3	19 Platypus Ct OCEAN GROVE 3226	\$860,000	25/01/2024

**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:

07/08/2024 12:55



Property Type:  
Agent Comments

Indicative Selling Price  
\$850,000 - \$930,000  
Median House Price  
Year ending June 2024: \$980,000

## Comparable Properties



70 Eggleston St OCEAN GROVE 3226 (REI) Agent Comments



Price: \$850,000  
Method: Private Sale  
Date: 06/08/2024  
Property Type: House  
Land Size: 640 sqm approx



26 Kestrel Pl OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$940,000  
Method: Private Sale  
Date: 04/04/2024  
Property Type: House (Res)  
Land Size: 834 sqm approx



19 Platypus Ct OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$860,000  
Method: Private Sale  
Date: 25/01/2024  
Property Type: House  
Land Size: 632 sqm approx

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