Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

55 Orton Street, Ocean Grove Vic 3226

Indicative selling price

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

Median sale price

Median price	\$970,000	Pro	perty Type	House		Suburb	Ocean Grove
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	95 The Parade OCEAN GROVE 3226	\$1,350,000	17/08/2024
2	100 The Avenue OCEAN GROVE 3226	\$1,200,000	30/07/2024
3	18 Epworth St OCEAN GROVE 3226	\$1,385,000	13/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	27/02/2025 17:52













Property Type: House Land Size: 927 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** Year ending December 2024: \$970,000

Comparable Properties



95 The Parade OCEAN GROVE 3226 (VG)





Price: \$1,350,000 Method: Sale Date: 17/08/2024

Property Type: House (Res) Land Size: 811 sqm approx

Agent Comments



100 The Avenue OCEAN GROVE 3226 (REI/VG)







Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 30/07/2024

Property Type: House (Res) Land Size: 811 sqm approx

18 Epworth St OCEAN GROVE 3226 (REI/VG)





Agent Comments

Price: \$1,385,000 Method: Private Sale Date: 13/10/2023 Property Type: House Land Size: 1125 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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