

# 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 55 Orton 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$970,000 Property 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	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 comparable properties 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



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**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)**

Agent Comments

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**Price:** \$1,350,000  
**Method:** Sale  
**Date:** 17/08/2024  
**Property Type:** House (Res)  
**Land Size:** 811 sqm approx



**100 The Avenue OCEAN GROVE 3226 (REI/VG)**

Agent Comments

3   1   -

**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

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

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