

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MELANIE PLACE, OCEAN GROVE, VIC  3  1  2

Indicative Selling Price

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

Price Range: **\$749,000 to \$799,000**

Provided by: Dan Bennett, Pavilion Property

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$960,000

01 April 2024 to 31 March 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



1/23 PENLEIGH CRES, OCEAN GROVE, VIC  3  2  2

Sale Price

\$740,000

Sale Date: 14/11/2024

Distance from Property: 856m 



2/15 AMBERWOOD WAY, OCEAN GROVE, VIC  3  2  2

Sale Price

\$755,000

Sale Date: 09/10/2024

Distance from Property: 1km 



19 GREENVIEW RISE, OCEAN GROVE, VIC 3226  3  2  2

Sale Price

\$700,000

Sale Date: 02/09/2024

Distance from Property: 745m 

This report has been compiled on 09/04/2025 by Pavilion Property. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 MELANIE PLACE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$749,000 to \$799,000


Median sale price

Median price: \$960,000

Property type: House

Suburb: OCEAN GROVE

Period: 01 April 2024 to 31 March 2025

Source: 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/23 PENLEIGH CRES, OCEAN GROVE, VIC 3226	\$740,000	14/11/2024
2/15 AMBERWOOD WAY, OCEAN GROVE, VIC 3226	\$755,000	09/10/2024
19 GREENVIEW RISE, OCEAN GROVE, VIC 3226	\$700,000	02/09/2024

This Statement of Information was prepared on: 09/04/2025