

# 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 and  
postcode

35 Empress Boulevard, 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$960,000

Property Type

House

Suburb

Ocean Grove

Period - From

07/10/2024

to

06/04/2025

Source

price\_finder

### 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 eighteen 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
15 Acacia Court Ocean Grove VIC	\$970,000	18/12/2024
7 Lynwood Court Ocean Grove VIC	\$1,050,000	22/11/2024
45 Greenview Rise Ocean Grove VIC	\$1,250,000	23/10/2024

This Statement of Information was prepared on:

07/04/2025