

# 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

1 Kelly Court, 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

\$750,000

&

\$825,000

### Median sale price

Median price

\$955,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/06/2024

to

09/06/2025

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
13 Hilda Avenue Ocean Grove VIC	\$797,500	04/03/2025
15 Surfers Avenue Ocean Grove VIC	\$857,000	28/02/2025
14 Pearl Street Ocean Grove VIC	\$705,000	27/07/2024

This Statement of Information was prepared on:

11/06/2025