

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

11 WATTLESIDE DRIVE OCEAN GROVE VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 59 SHOREBREAK WAY OCEAN GROVE VIC 3226 | \$890,000 | 04-Nov-24 |
| 118 OAKDEAN BOULEVARD OCEAN GROVE VIC 3226 | \$910,000 | 05-Mar-25 |
| 27 LAUNCESTON STREET OCEAN GROVE VIC 3226 | \$900,000 | 04-Jun-25 |

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: 17 July 2025



59 SHOREBREAK WAY OCEAN GROVE VIC 3226

4 2 2

Sold Price

\$890,000

Sold Date **04-Nov-24**

Distance

0.52km



118 OAKDEAN BOULEVARD OCEAN GROVE VIC 3226

4 2 2

Sold Price

\$910,000

Sold Date **05-Mar-25**

Distance

0.43km



27 LAUNCESTON STREET OCEAN GROVE VIC 3226

4 2 2

Sold Price

^{RS} **\$900,000**

Sold Date **04-Jun-25**

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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