

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 or
locality and postcode

125a Ocean Throughway, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,005,000

Property Type

Townhouse

Suburb

Ocean Grove

Period - From

04/09/2024

to

03/09/2025

Source

Property Data

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	2/61 Tuckfield St OCEAN GROVE 3226	\$1,555,000	22/05/2025
2	3b Sea Breeze Ct OCEAN GROVE 3226	\$1,500,000	23/04/2025
3	125b Ocean Thru OCEAN GROVE 3226	\$1,580,000	18/09/2024

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:

04/09/2025 13:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
04/09/2024 - 03/09/2025: \$1,005,000

Comparable Properties



2/61 Tuckfield St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,555,000
Method: Private Sale
Date: 22/05/2025
Property Type: House
Land Size: 416 sqm approx



3b Sea Breeze Ct OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 23/04/2025
Property Type: Townhouse (Single)
Land Size: 320 sqm approx

125b Ocean Thru OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$1,580,000
Method: Sale
Date: 18/09/2024
Property Type: House (Res)
Land Size: 290 sqm approx