

# 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

14B Lorikeet Close, Ocean Grove, Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$1,090,000

&

\$1,190,000

### Median sale price

Median price

\$766,750

Property type

Unit

Suburb

Ocean Grove

Period - From

01/09/2024

to

31/08/2025

Source



PropTrack

### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3B Sea Breeze Court, Ocean Grove, VIC 3226	\$1,500,000	11/04/2025
2/62 The Parade, Ocean Grove, VIC 3226	\$975,000	09/05/2025
15 Sunbeam Street, Ocean Grove, VIC 3226	\$1,067,400	13/06/2025

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 eighteen months.~~

This Statement of Information was prepared on: 17/09/2025