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	16 Statesman Parkway, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$450,000

Median sale price

Median price	\$482,000	Pro	perty Type	Vaca	ant land		Suburb	Ocean Grove
Period - From	16/09/2024	to	15/09/2025		Sc	ource	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

1	17 Ontario St OCEAN GROVE 3226	\$479,000	17/12/2024
2	5 Rayville St OCEAN GROVE 3226	\$500,000	11/09/2024
3	22 Gambier St OCEAN GROVE 3226	\$470,000	04/04/2024

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:	16/09/2025 14:08



Date of sale



Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$450,000 **Median Land Price** 16/09/2024 - 15/09/2025: \$482,000









Property Type: Land Land Size: 344 sqm approx

Agent Comments

Comparable Properties

17 Ontario St OCEAN GROVE 3226 (VG)







Agent Comments

Price: \$479,000 Method: Sale Date: 17/12/2024 Property Type: Land

Land Size: 591 sqm approx

5 Rayville St OCEAN GROVE 3226 (REI/VG)









Agent Comments

Price: \$500,000 Method: Private Sale Date: 11/09/2024 Property Type: Land

Land Size: 592 sqm approx



22 Gambier St OCEAN GROVE 3226 (REI/VG)





Price: \$470,000 Method: Private Sale Date: 04/04/2024 Property Type: Land

Land Size: 512 sqm approx

Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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