

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

19 Seagull Grove, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$950,000

Property Type House

Suburb Ocean Grove

Period - From 01/07/2024

to

30/06/2025

Source REIV

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	41 Riviera Cr OCEAN GROVE 3226	\$1,250,000	27/06/2025
2	24 Kalinga Rd OCEAN GROVE 3226	\$1,380,000	31/07/2024
3	74 Fraser Cr OCEAN GROVE 3226	\$1,225,000	12/04/2024

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:

04/09/2025 11:15



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Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,375,000
Median House Price
 Year ending June 2025: \$950,000

Comparable Properties



41 Riviera Cr OCEAN GROVE 3226 (VG)

Agent Comments

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Price: \$1,250,000
Method: Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 778 sqm approx



24 Kalinga Rd OCEAN GROVE 3226 (REI/VG)

Agent Comments

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Price: \$1,380,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 694 sqm approx



74 Fraser Cr OCEAN GROVE 3226 (REI/VG)

Agent Comments

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Price: \$1,225,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 570 sqm approx

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