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 | 19 Seagull Grove, 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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price	\$950,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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)





Price: \$1,250,000 Method: Sale Date: 27/06/2025

Property Type: House (Res) Land Size: 778 sqm approx

Agent Comments



24 Kalinga Rd OCEAN GROVE 3226 (REI/VG)

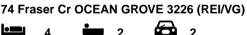
Price: \$1,380,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 694 sqm approx







Agent Comments







Agent Comments

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

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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