

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

20 Walyunga Mews, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$795,000

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	22 Milborne Dr OCEAN GROVE 3226	\$760,000	19/05/2025
2	22 Silverwood Pde OCEAN GROVE 3226	\$820,000	23/04/2025
3	31 Kingston Downs Dr OCEAN GROVE 3226	\$800,000	01/04/2025

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 18 months.~~

This Statement of Information was prepared on:

11/07/2025 16:22



 3  2  2

Property Type: House
Land Size: 419 sqm approx
Agent Comments

Indicative Selling Price
\$795,000
Median House Price
Year ending June 2025: \$950,000

Comparable Properties



22 Milborne Dr OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  2  1

Price: \$760,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 504 sqm approx



22 Silverwood Pde OCEAN GROVE 3226 (REI)

Agent Comments

 3  2  2

Price: \$820,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 434 sqm approx



31 Kingston Downs Dr OCEAN GROVE 3226 (REI)

Agent Comments

 4  2  3

Price: \$800,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 630 sqm approx

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