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	20 Walyunga Mews, 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 \$795,000

Median sale price

Median price \$950,000	Pro	operty Type Ho	use	Suburb	Ocean Grove
Period - From 01/07/2024	to	30/06/2025	Sourc	e 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

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 comparableproperties 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









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

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

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)







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

Account - Kerleys Coastal RE | P: 03 52584100





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