

# 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

22 Endeavour Drive, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$935,000

### 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 | 8 Northcote Rd OCEAN GROVE 3226 | \$820,000 | 03/09/2025   |
| 2 | 8 Capella Rd OCEAN GROVE 3226   | \$860,000 | 06/06/2025   |
| 3 | 7 Arlington Cr OCEAN GROVE 3226 | \$835,000 | 09/12/2024   |

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:

24/09/2025 13:40