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 and postcode

49 SUNSET STRIP OCEAN GROVE VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$530,000	&	\$550,000
og.ooo	between	4000,000	.	4000,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$930,000	Prope	erty type	ype House		Suburb	Ocean Grove
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

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
33 DUNEVIEW DRIVE OCEAN GROVE VIC 3226	\$549,900	04-Mar-25
208 COASTAL BOULEVARD OCEAN GROVE VIC 3226	\$549,900	04-Aug-25
193 COASTAL BOULEVARD OCEAN GROVE VIC 3226	\$539,900	01-Apr-25

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 October 2025

