#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	5/108 The Terrace, 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 \$900,000	&	\$990,000
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#### Median sale price

Median price	\$902,500	Pro	perty Type Uni	t		Suburb	Ocean Grove
Period - From	01/07/2024	to	30/06/2025	So	urce	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

7,01	aress of comparable property	1 1100	Date of Sale
1	2/39-41 Orton St OCEAN GROVE 3226	\$895,000	24/02/2025
2	5/81 The Parade OCEAN GROVE 3226	\$920,000	11/05/2024
3	3/39-41 Orton St OCEAN GROVE 3226	\$885,000	09/05/2024

#### 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:	14/07/2025 15:36



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$900,000 - \$990,000 **Median Unit Price** Year ending June 2025: \$902,500

## Comparable Properties



2/39-41 Orton St OCEAN GROVE 3226 (REI)

Price: \$895,000 Method: Private Sale Date: 24/02/2025

Property Type: Townhouse (Single) Land Size: 116 sqm approx

**Agent Comments** 



5/81 The Parade OCEAN GROVE 3226 (REI/VG)



**Agent Comments** 

Price: \$920,000 Method: Private Sale Date: 11/05/2024

Property Type: Townhouse (Single)



3/39-41 Orton St OCEAN GROVE 3226 (REI)





Price: \$885,000 Method: Private Sale Date: 09/05/2024

Property Type: Townhouse (Single) Land Size: 122 sqm approx

**Agent Comments** 

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





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