

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

7 Phoenix Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/10/2024

to

30/09/2025

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	123 Cerberus Dr OCEAN GROVE 3226	\$740,000	03/09/2025
2	206 Coastal Blvd OCEAN GROVE 3226	\$608,900	01/05/2025
3	87 Cerberus Dr OCEAN GROVE 3226	\$860,000	12/06/2024

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:

24/11/2025 09:56



Property Type: Land

Land Size: 768 sqm approx

Agent Comments

Comparable Properties



123 Cerberus Dr OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 03/09/2025

Property Type: Land

Land Size: 1227 sqm approx

206 Coastal Blvd OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$608,900

Method: Sale

Date: 01/05/2025

Property Type: Land

Land Size: 645 sqm approx



87 Cerberus Dr OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 12/06/2024

Property Type: Land

Land Size: 1103 sqm approx