

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

8 Fernleigh Place, Ocean Grove VIC 3226

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$945,000

Property Type

House

Suburb

Ocean Grove

Period - From

29/01/2025

to

28/07/2025

Source

price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
22 Silverwood Parade Ocean Grove VIC	\$820,000	16/04/2025
11 Wetland Way Ocean Grove VIC	\$855,000	17/04/2025
118 Oakdean Boulevard Ocean Grove VIC	\$910,000	05/03/2025

This Statement of Information was prepared on:

29/07/2025

8 Fernleigh Place, Ocean Grove VIC 3226



 3  2  2

Property Type: House
Candace Smith

0437 333 349
candace@rtedgarbellarine.com.au
Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending July 2025: \$945,000

Comparable Properties



22 Silverwood Parade Ocean Grove VIC

 3  2  2

Price: \$820,000
Date: 16/04/2025
Property Type: House
Land Size: 434 sqm approx



11 Wetland Way Ocean Grove VIC

 3  2  2

Price: \$855,000
Date: 17/04/2025
Property Type: House
Land Size: 416 sqm approx



118 Oakdean Boulevard Ocean Grove VIC

 3  2  2

Price: \$910,000
Date: 05/03/2025
Property Type: House
Land Size: 477 sqm approx

Account - RT Edgar Bellarine | P: 03 5255 4099