

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

Lot 900 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$499,500

Median sale price

Median price \$1,075,000

Property Type Unit

Suburb Ocean Grove

Period - From 01/01/2025

to 31/03/2025

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	7 Speculant St OCEAN GROVE 3226	\$496,000	18/11/2024
2	21 Cremona St OCEAN GROVE 3226	\$552,500	23/10/2024
3	5 Rayville St OCEAN GROVE 3226	\$500,000	11/09/2024

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:

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Indicative Selling Price
\$499,500

Median Unit Price
March quarter 2025: \$1,075,000



Property Type: Land
Land Size: 556 sqm approx
Agent Comments

Comparable Properties



7 Speculant St OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$496,000
Method: Private Sale
Date: 18/11/2024
Property Type: Land
Land Size: 587 sqm approx



21 Cremona St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$552,500
Method: Private Sale
Date: 23/10/2024
Property Type: Land
Land Size: 552 sqm approx



5 Rayville St OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 11/09/2024
Property Type: Land
Land Size: 592 sqm approx

