

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 \$485,000

Median sale price

Median price \$955,000

Property Type House

Suburb Ocean Grove

Period - From 09/07/2024

to 08/07/2025

Source Property Data

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	lot 893 Scammell St OCEAN GROVE 3226	\$485,000	04/12/2024
2	lot 891 Scammell St OCEAN GROVE 3226	\$482,000	05/11/2024
3	lot 899 Scammell St OCEAN GROVE 3226	\$487,000	28/10/2024

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:

09/07/2025 16:08

Damian Cayzer

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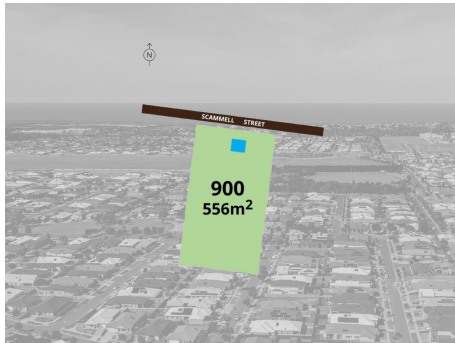
damian.cayzer@kerleys.com.au

Indicative Selling Price

\$485,000

Median House Price

09/07/2024 - 08/07/2025: \$955,000



Property Type: Land

Land Size: 556 sqm approx

Agent Comments

Comparable Properties



lot 893 Scammell St OCEAN GROVE 3226 (REI)



Agent Comments

Price: \$485,000

Method: Private Sale

Date: 04/12/2024

Property Type: Land

Land Size: 576 sqm approx



lot 891 Scammell St OCEAN GROVE 3226 (REI)



Agent Comments

Price: \$482,000

Method: Private Sale

Date: 05/11/2024

Property Type: Land

Land Size: 576 sqm approx



lot 899 Scammell St OCEAN GROVE 3226 (REI)



Agent Comments

Price: \$487,000

Method: Private Sale

Date: 28/10/2024

Property Type: Land

Land Size: 608 sqm approx