

# 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

45 Mermaid Avenue, Ocean Grove VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,430,000

### Median sale price

Median price

\$942,500

Property Type

House

Suburb

Ocean Grove

Period - From

01/07/2024

to

23/07/2025

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
24 Kalinga Road Ocean Grove VIC	\$1,380,000	31/07/2024
9 Bell Street Ocean Grove VIC	\$1,313,000	21/02/2025
10 The Parade Ocean Grove VIC	\$1,450,000	22/04/2025

This Statement of Information was prepared on:

24/07/2025