

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 Beresford Close, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$790,000

Median sale price

Median price \$950,000

Property Type House

Suburb Ocean Grove

Period - From 01/07/2024

to 30/06/2025

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 | 6 Caralee Ct OCEAN GROVE 3226 | \$786,000 | 16/07/2025 |
| 2 | 13 Sunset Stp OCEAN GROVE 3226 | \$775,000 | 05/03/2025 |
| 3 | 107 John Dory Dr OCEAN GROVE 3226 | \$795,000 | 15/10/2024 |

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:

05/08/2025 14:20



3
 2
 2

Property Type: House
Land Size: 568 sqm approx
 Agent Comments

Indicative Selling Price

\$790,000

Median House Price

Year ending June 2025: \$950,000

Comparable Properties



6 Caralee Ct OCEAN GROVE 3226 (REI)

Agent Comments

2
 1
 2

Price: \$786,000
Method: Private Sale
Date: 16/07/2025
Property Type: House
Land Size: 612 sqm approx



13 Sunset Stp OCEAN GROVE 3226 (REI/VG)

Agent Comments

3
 1
 1

Price: \$775,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 550 sqm approx



107 John Dory Dr OCEAN GROVE 3226 (REI/VG)

Agent Comments

3
 2
 2

Price: \$795,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 585 sqm approx

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