# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address	7 Beresford Close, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

#### 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	Pr	operty Type Ho	ouse	Subu	rb Ocean Grove
Period - From 01/07/2024	to	30/06/2025	Sou	urce 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

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



Date of sale











**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)

2



1

**3** 2

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



13 Sunset Stp OCEAN GROVE 3226 (REI/VG)

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Agent Comments

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)

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Price: \$795,000



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Agent Comments

Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 585 sqm approx

Account - Fletchers | P: 03 5258 2833





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