

# 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

59 Duneview Drive, 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$957,500

Property Type

House

Suburb

Ocean Grove

Period - From

01/04/2024

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	11 Wetland Way OCEAN GROVE 3226	\$855,000	17/04/2025
2	89 Shorebreak Way OCEAN GROVE 3226	\$860,000	04/11/2024
3	83b Duneview Dr OCEAN GROVE 3226	\$820,000	09/05/2024

**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:

27/05/2025 08:47



**Property Type:** Land  
**Land Size:** 475 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending March 2025: \$957,500

## Comparable Properties



**11 Wetland Way OCEAN GROVE 3226 (REI)**

**Agent Comments**



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** House  
**Land Size:** 417 sqm approx



**89 Shorebreak Way OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** House (Res)  
**Land Size:** 417 sqm approx



**83b Duneview Dr OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 311 sqm approx

**Account -** Jellis Craig Barwon Heads



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