

# 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

27 Riviera Crescent, Ocean Grove Vic 3226

### Indicative selling price

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

Range between \$1,550,000

&

\$1,675,000

### 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	24 Riviera Cr OCEAN GROVE 3226	\$1,615,000	22/05/2025
2	18 Blackwood Pl OCEAN GROVE 3226	\$1,415,000	02/05/2025
3	23a Raven Cl OCEAN GROVE 3226	\$1,570,000	20/03/2025

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:

06/06/2025 15:46

27 Riviera Crescent, Ocean Grove Vic 3226

Andrew Ingham

9088 8968

0406 619 645

andrewingham@jellisrcraig.com.au



 4  2  2

**Property Type:** House

**Land Size:** 635 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,550,000 - \$1,675,000

**Median House Price**

Year ending March 2025: \$957,500

## Comparable Properties



**24 Riviera Cr OCEAN GROVE 3226 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,615,000

**Method:** Private Sale

**Date:** 22/05/2025

**Property Type:** House

**Land Size:** 635 sqm approx



**18 Blackwood Pl OCEAN GROVE 3226 (REI)**

**Agent Comments**

 5  3  4

**Price:** \$1,415,000

**Method:** Private Sale

**Date:** 02/05/2025

**Property Type:** House

**Land Size:** 678 sqm approx



**23a Raven Cl OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 20/03/2025

**Property Type:** House

**Land Size:** 417 sqm approx

**Account** - Jellis Craig Barwon Heads



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