

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

1/119 Aldebaran Road, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$902,500

Property Type

Unit

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	1/79 Powell St OCEAN GROVE 3226	\$790,000	12/08/2024
2	6 Caralee Ct OCEAN GROVE 3226	\$786,000	16/07/2025
3	1/104 The Terrace OCEAN GROVE 3226	\$742,000	26/03/2025

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:

22/07/2025 15:03



2
 1
 1

Property Type: Unit

Land Size: 299 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending June 2025: \$902,500

Comparable Properties

1/79 Powell St OCEAN GROVE 3226 (REI)

Agent Comments

-
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 -

Price: \$790,000

Method:

Date: 12/08/2024

Property Type: House



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



1/104 The Terrace OCEAN GROVE 3226 (REI/VG)

Agent Comments

2
 1
 1

Price: \$742,000

Method: Private Sale

Date: 26/03/2025

Property Type: Unit

Land Size: 228 sqm approx

Account - Fletchers | P: 03 5258 2833