Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/119 Aldebaran Road, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	
	<u> </u>

Indicative selling price

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

Range between \$750,000	&	\$820,000
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Median sale price

Median price	\$902,500	Pro	perty 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

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



Date of sale







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

Price: \$790,000 Method:

Date: 12/08/2024 Property Type: House

6 Caralee Ct OCEAN GROVE 3226 (REI)

2

Price: \$786,000 Method: Private Sale Date: 16/07/2025





Agent Comments

Property Type: House Land Size: 612 sqm approx



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





Price: \$742,000 Method: Private Sale Date: 26/03/2025 Property Type: Unit

Land Size: 228 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833





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