

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

11 Richard Avenue, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	6 Sheoak Ct OCEAN GROVE 3226	\$1,180,000	19/05/2025
2	9 Bell St OCEAN GROVE 3226	\$1,313,000	03/03/2025
3	92 Fraser Cr OCEAN GROVE 3226	\$1,195,000	05/12/2024

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:

13/06/2025 10:44



4
 2
 2

Rooms: 8

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2025: \$957,500

Comparable Properties



6 Sheoak Ct OCEAN GROVE 3226 (REI)

Agent Comments

4
 3
 2

Price: \$1,180,000

Method: Private Sale

Date: 19/05/2025

Property Type: House

Land Size: 834 sqm approx



9 Bell St OCEAN GROVE 3226 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,313,000

Method: Private Sale

Date: 03/03/2025

Property Type: House

Land Size: 689 sqm approx



92 Fraser Cr OCEAN GROVE 3226 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,195,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 774 sqm approx

Account - Fletchers | P: 03 5258 2833