## 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	11 Richard Avenue, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$957,500	Pro	perty 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.

Ad	dress 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









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)

Price: \$1,180,000 Method: Private Sale Date: 19/05/2025 Property Type: House Land Size: 834 sqm approx **Agent Comments** 



9 Bell St OCEAN GROVE 3226 (REI/VG)

Price: \$1,313,000 Method: Private Sale Date: 03/03/2025 Property Type: House

Land Size: 689 sqm approx

**Agent Comments** 



92 Fraser Cr OCEAN GROVE 3226 (REI/VG)

Price: \$1,195,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 774 sqm approx **Agent Comments** 

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