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

17b Arlington Crescent, Ocean Grove Vic 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$680,000		&		\$720,000				
Median sale price									
Median price	\$950,000	Pro	Property Type Ho		ouse		Suburb	Ocean Grove	
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Carinae Ct OCEAN GROVE 3226	\$745,000	30/05/2025
2	44 Somerdale Av OCEAN GROVE 3226	\$725,000	28/03/2025
3	2 Biami PI OCEAN GROVE 3226	\$700,000	31/01/2025

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:

10/07/2025 16:33









Property Type: Agent Comments Indicative Selling Price \$680,000 - \$720,000 Median House Price Year ending June 2025: \$950,000

Comparable Properties

8 Carinae Ct OCEAN GROVE 3226 (REI/VG) 3 1 2 Price: \$745,000 Method: Private Sale Date: 30/05/2025 Property Type: House Land Size: 585 sqm approx	Agent Comments
44 Somerdale Av OCEAN GROVE 3226 (REI/VG) → 3 → 1 → 2 Price: \$725,000 Method: Private Sale Date: 28/03/2025 Property Type: House Land Size: 543 sqm approx	Agent Comments
2 Biami PI OCEAN GROVE 3226 (REI/VG) 3 1 1 1 Price: \$700,000 Method: Private Sale Date: 31/01/2025 Property Type: House Land Size: 395 sqm approx	Agent Comments

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