

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$950,000 Property Type House 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	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 Pl 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)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 30/05/2025

Property Type: House

Land Size: 585 sqm approx



44 Somerdale Av OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 28/03/2025

Property Type: House

Land Size: 543 sqm approx



2 Biami Pl OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 31/01/2025

Property Type: House

Land Size: 395 sqm approx

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