

# 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

91 Asbury Street, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$490,000 Property Type Vacant land Suburb Ocean Grove

Period - From 23/06/2024 to 22/06/2025 Source Property Data

### 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	11 Orton St OCEAN GROVE 3226	\$1,300,000	29/04/2025
2	28 The Parade OCEAN GROVE 3226	\$1,300,000	15/01/2025
3	56 Dare St OCEAN GROVE 3226	\$1,450,000	25/10/2024

**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:

23/06/2025 12:45



Property Type: Land  
Land Size: 835 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,300,000 - \$1,430,000  
Median Land Price  
23/06/2024 - 22/06/2025: \$490,000

## Comparable Properties



### 11 Orton St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,300,000  
Method: Private Sale  
Date: 29/04/2025  
Property Type: House  
Land Size: 858 sqm approx



### 28 The Parade OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$1,300,000  
Method: Private Sale  
Date: 15/01/2025  
Property Type: House  
Land Size: 821 sqm approx

### 56 Dare St OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$1,450,000  
Method: Sale  
Date: 25/10/2024  
Property Type: House (Res)  
Land Size: 849 sqm approx