

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

70b Orton Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$982,500

Property Type

Townhouse

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 two kilometres of the property for sale in the last six 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	1a The Terrace OCEAN GROVE 3226	\$1,140,000	05/06/2025
2	44a Epworth St OCEAN GROVE 3226	\$1,100,000	09/05/2025
3	1/78 The Terrace OCEAN GROVE 3226	\$1,180,000	08/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/06/2025 16:15