

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

36 Surfers Avenue, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$850,000

&

\$890,000

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	17 Seagull Gr OCEAN GROVE 3226	\$850,000	01/04/2025
2	15 Surfers Av OCEAN GROVE 3226	\$857,000	28/02/2025
3	34 Surfers Av OCEAN GROVE 3226	\$885,000	08/05/2024

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:

28/07/2025 18:31



Property Type: Land
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$890,000
Median House Price
 Year ending June 2025: \$950,000

Comparable Properties



17 Seagull Gr OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 604 sqm approx



15 Surfers Av OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$857,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 604 sqm approx



34 Surfers Av OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$885,000
Method: Sale
Date: 08/05/2024
Property Type: House (Res)
Land Size: 604 sqm approx