

# 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 and  
postcode

8 Fernleigh Place, 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

\$850,000

&

\$935,000

### Median sale price

Median price

\$945,000

Property Type

House

Suburb

Ocean Grove

Period - From

29/01/2025

to

28/07/2025

Source

price\_finder

### 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 22 Silverwood Parade Ocean Grove VIC  | \$820,000 | 16/04/2025   |
| 11 Wetland Way Ocean Grove VIC        | \$855,000 | 17/04/2025   |
| 118 Oakdean Boulevard Ocean Grove VIC | \$910,000 | 05/03/2025   |

This Statement of Information was prepared on:

29/07/2025

8 Fernleigh Place, Ocean Grove VIC 3226



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Property Type: House  
Candace Smith

0437 333 349  
candace@rtedgarbellarine.com.au  
Indicative Selling Price  
\$850,000 - \$935,000  
Median House Price  
Year ending July 2025: \$945,000

## Comparable Properties



22 Silverwood Parade Ocean Grove VIC

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Price: \$820,000  
Date: 16/04/2025  
Property Type: House  
Land Size: 434 sqm approx



11 Wetland Way Ocean Grove VIC

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Price: \$855,000  
Date: 17/04/2025  
Property Type: House  
Land Size: 416 sqm approx



118 Oakdean Boulevard Ocean Grove VIC

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Price: \$910,000  
Date: 05/03/2025  
Property Type: House  
Land Size: 477 sqm approx

Account - RT Edgar Bellarine | P: 03 5255 4099