

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

31 Northcote Road, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$1,225,000

&

\$1,325,000

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	76 Aldebaran Rd OCEAN GROVE 3226	\$1,260,000	23/05/2025
2	10 Achenar Ct OCEAN GROVE 3226	\$1,350,000	07/02/2025
3	94 Aldebaran Rd OCEAN GROVE 3226	\$1,300,000	26/11/2024

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:

21/07/2025 12:47



3
 2
 2

Property Type: House
Land Size: 619 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,225,000 - \$1,325,000
Median House Price
 Year ending June 2025: \$950,000

Comparable Properties



76 Aldebaran Rd OCEAN GROVE 3226 (REI)

Agent Comments

4
 2
 2

Price: \$1,260,000
Method: Private Sale
Date: 23/05/2025
Property Type: House
Land Size: 585 sqm approx



10 Achenar Ct OCEAN GROVE 3226 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,350,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 585 sqm approx



94 Aldebaran Rd OCEAN GROVE 3226 (VG)

Agent Comments

4
 -
 -

Price: \$1,300,000
Method: Sale
Date: 26/11/2024
Property Type: House (Res)
Land Size: 942 sqm approx

Account - Fletchers | P: 03 5258 2833