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	31 Northcote Road, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$1,225,000	&	\$1,325,000
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Median sale price

Median price	\$950,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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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)



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



10 Achenar Ct OCEAN GROVE 3226 (REI/VG)







Agent Comments

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)



Price: \$1,300,000 Method: Sale Date: 26/11/2024

Property Type: House (Res) Land Size: 942 sqm approx

Agent Comments

Account - Fletchers | P: 03 5258 2833





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