Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,300,000

Property offered for sale

Address	12 Somerdale Avenue, 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 \$1,295,000	&	\$1,395,000
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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)

3 Devon Ct OCEAN GROVE 3226

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.

Add	Iress of comparable property	Price	Date of sale
1	8 Watkin St OCEAN GROVE 3226	\$1,295,000	05/04/2025
2	2 Feiglin Ct OCEAN GROVE 3226	\$1,330,000	19/02/2025

OR

3

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:	08/07/2025 16:23



02/09/2024







Property Type: House Land Size: 633 sqm approx **Agent Comments**

Indicative Selling Price \$1,295,000 - \$1,395,000 **Median House Price** Year ending June 2025: \$950,000

Comparable Properties



8 Watkin St OCEAN GROVE 3226 (REI/VG)





Price: \$1,295,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 632 sqm approx **Agent Comments**



2 Feiglin Ct OCEAN GROVE 3226 (REI/VG)







Price: \$1,330,000 Method: Private Sale Date: 19/02/2025 Property Type: House

Land Size: 919 sqm approx

Agent Comments



3 Devon Ct OCEAN GROVE 3226 (REI/VG)





Price: \$1,300,000 Method: Private Sale Date: 02/09/2024 Property Type: House Land Size: 587 sqm approx **Agent Comments**

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