

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

12 RACHEL COURT OCEAN GROVE VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Land

Suburb

Ocean Grove

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

8 CUTHBERTSON DRIVE OCEAN GROVE VIC 3226	\$1,030,000	31-Oct-25
10 TUCKFIELD STREET OCEAN GROVE VIC 3226	\$1,010,000	21-Feb-25
107 OCEAN THROUGHWAY OCEAN GROVE VIC 3226	\$1,015,000	22-Jul-25

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: 22 January 2026



8 CUTHBERTSON DRIVE OCEAN GROVE VIC 3226

 3  -  2

Sold Price

\$1,030,000

Sold Date

31-Oct-25

Distance

2.32km



10 TUCKFIELD STREET OCEAN GROVE VIC 3226

 4  2  2

Sold Price

\$1,010,000

Sold Date

21-Feb-25

Distance

1.24km



107 OCEAN THROUGHWAY OCEAN GROVE VIC 3226

 3  2  2

Sold Price

\$1,015,000

Sold Date

18-Feb-75

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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