

## 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

3 LAUNCESTON STREET 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	\$960,000	&	\$1,020,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$945,000	Property type	House	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
7 THETIS STREET OCEAN GROVE VIC 3226	\$982,500	17-Oct-25
24 YARROW STREET OCEAN GROVE VIC 3226	\$980,000	28-Nov-25
77 EMPRESS BOULEVARD OCEAN GROVE VIC 3226	\$1,010,000	13-Aug-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.

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7 THETIS STREET OCEAN GROVE  
VIC 3226

Sold Price

<sup>RS</sup> \$982,500 Sold Date 17-Oct-25

4 2 2

Distance 1.01km



24 YARROW STREET OCEAN  
GROVE VIC 3226

Sold Price

<sup>RS</sup> \$980,000 Sold Date 28-Nov-25

5 2 2

Distance 0.58km



77 EMPRESS BOULEVARD OCEAN  
GROVE VIC 3226

Sold Price

\$1,010,000 Sold Date 13-Aug-25

4 2 2

Distance 0.35km

RS = Recent sale UN = Undisclosed Sale

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