

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

12B PLATYPUS 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

\$1,275,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

Other

Suburb

Ocean Grove

Period-from

01 Feb 2025

to

31 Jan 2026

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

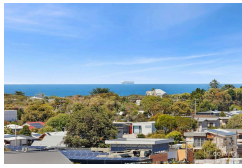
Date of sale

2/9-11 THE PARADE OCEAN GROVE VIC 3226	\$1,245,000	26-May-25
45 MERMAID AVENUE OCEAN GROVE VIC 3226	\$1,235,000	12-Sep-25
67A MARLIN DRIVE OCEAN GROVE VIC 3226	\$1,400,000	18-Sep-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: 02 February 2026



2/9-11 THE PARADE OCEAN GROVE VIC 3226

 3  3  2

Sold Price

\$1,245,000

Sold Date **26-May-25**

Distance

1.11km



45 MERMAID AVENUE OCEAN GROVE VIC 3226

 4  3  2

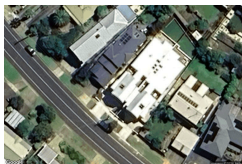
Sold Price

\$1,235,000

Sold Date **12-Sep-25**

Distance

0.99km



67A MARLIN DRIVE OCEAN GROVE VIC 3226

 -  -  -

Sold Price

\$1,400,000

Sold Date **18-Sep-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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