

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

8B DRIFTWOOD 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

\$1,130,000

&

\$1,230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

Property type

House

Suburb

Ocean Grove

Period-from

01 May 2025

to

30 Apr 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

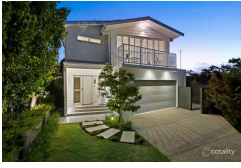
Date of sale

| | | |
|--|-------------|-----------|
| 4 ELVA ROAD OCEAN GROVE VIC 3226 | \$1,220,000 | 14-Apr-26 |
| 55B CUTHBERTSON DRIVE OCEAN GROVE VIC 3226 | \$1,120,000 | 16-Dec-25 |
| 67A THE AVENUE OCEAN GROVE VIC 3226 | \$1,210,000 | 17-Oct-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: 04 May 2026



4 ELVA ROAD OCEAN GROVE VIC 3226

Sold Price

^{RS}

\$1,220,000

Sold Date

14-Apr-26

 3  2  2

Distance

0.71km



55B CUTHBERTSON DRIVE OCEAN GROVE VIC 3226

Sold Price

\$1,120,000

Sold Date

16-Dec-25

 3  2  2

Distance

1km



67A THE AVENUE OCEAN GROVE VIC 3226

Sold Price

\$1,210,000

Sold Date

17-Oct-25

 3  -  -

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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