

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

35 BLUE WATERS DRIVE 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

\$820,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Jul 2025

to

30 Jun 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

17 SEAGULL GROVE OCEAN GROVE VIC 3226	\$850,000	18-Mar-25
10 ELVA ROAD OCEAN GROVE VIC 3226	\$850,000	03-Nov-25
38 LAKE AVENUE OCEAN GROVE VIC 3226	\$832,500	16-Jun-26

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: 16 July 2026



17 SEAGULL GROVE OCEAN GROVE VIC 3226

 3  1  2

Sold Price

\$850,000

Sold Date

18-Mar-25

Distance

0.42km



10 ELVA ROAD OCEAN GROVE VIC 3226

 3  1  2

Sold Price

Sold Date

03-Nov-25

Distance

0.63km



38 LAKE AVENUE OCEAN GROVE VIC 3226

 3  2  2

Sold Price

^{RS} **\$832,500**

Sold Date

16-Jun-26

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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