

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 115 Oakdean Boulevard, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$450,000

Median sale price

Median price \$488,500 Property Type Vacant land Suburb Ocean Grove

Period - From 19/06/2024 to 18/06/2025 Source Property Data

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
1	15 Esperence Cr OCEAN GROVE 3226	\$432,500	14/04/2025
2	43 Esperence Cr OCEAN GROVE 3226	\$448,500	04/03/2025
3	45 Esperence Cr OCEAN GROVE 3226	\$448,500	03/03/2025

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: 19/06/2025 12:50



Property Type: Land
Land Size: 472 sqm approx
Agent Comments

Indicative Selling Price
 \$410,000 - \$450,000
Median Land Price
 19/06/2024 - 18/06/2025: \$488,500

Comparable Properties

15 Esperence Cr OCEAN GROVE 3226 (VG)

[Agent Comments](#)



Price: \$432,500
Method: Sale
Date: 14/04/2025
Property Type: Land
Land Size: 425 sqm approx

43 Esperence Cr OCEAN GROVE 3226 (VG)

[Agent Comments](#)



Price: \$448,500
Method: Sale
Date: 04/03/2025
Property Type: Land
Land Size: 454 sqm approx

45 Esperence Cr OCEAN GROVE 3226 (VG)

[Agent Comments](#)



Price: \$448,500
Method: Sale
Date: 03/03/2025
Property Type: Land

Account - [Fletchers](#) | P: 03 5258 2833