

# 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 8 Somerdale Avenue, 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$957,500 Property Type House Suburb Ocean Grove

Period - From 01/04/2024 to 31/03/2025 Source REIV

### 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	1 Canopus Rd OCEAN GROVE 3226	\$975,000	13/05/2024
2	9 Coorong Ct OCEAN GROVE 3226	\$1,000,000	29/01/2024
3	19 Aquilae St OCEAN GROVE 3226	\$1,100,000	06/01/2024

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:

24/06/2025 12:59



4   2   3

**Property Type:** House  
**Land Size:** 593 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 Year ending March 2025: \$957,500

## Comparable Properties



**1 Canopus Rd OCEAN GROVE 3226 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 13/05/2024  
**Property Type:** House  
**Land Size:** 581 sqm approx



**9 Coorong Ct OCEAN GROVE 3226 (REI/VG)**

Agent Comments

5   2   2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 29/01/2024  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx



**19 Aquilae St OCEAN GROVE 3226 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 06/01/2024  
**Property Type:** House  
**Land Size:** 585 sqm approx

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