

# 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 or  
locality and postcode

81 Orton Street, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,083,700 Property Type Townhouse Suburb Ocean Grove

Period - From 26/11/2024 to 25/11/2025 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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 26/11/2025 13:58



**Property Type:** House (Res)

**Land Size:** 407 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median Townhouse Price**

26/11/2024 - 25/11/2025: \$1,083,700

## Comparable Properties

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 eighteen months.

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