

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

1/1-3 Callistemon Court, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$925,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/01/2025

to

31/12/2025

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	2/65 The Avenue OCEAN GROVE 3226	\$880,000	20/10/2025
2	4/15 Hodgson St OCEAN GROVE 3226	\$900,000	10/10/2025
3	1/96 The Avenue OCEAN GROVE 3226	\$940,000	03/07/2025

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:

31/03/2026 14:46



2
 2
 1

Property Type: Unit
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending December 2025: \$925,000

Comparable Properties



2/65 The Avenue OCEAN GROVE 3226 (REI/VG)

Agent Comments

2
 2
 1

Price: \$880,000
Method: Private Sale
Date: 20/10/2025
Property Type: Unit
Land Size: 258 sqm approx



4/15 Hodgson St OCEAN GROVE 3226 (REI/VG)

Agent Comments

2
 2
 1

Price: \$900,000
Method: Private Sale
Date: 10/10/2025
Property Type: Townhouse (Single)
Land Size: 130 sqm approx



1/96 The Avenue OCEAN GROVE 3226 (REI/VG)

Agent Comments

2
 2
 1

Price: \$940,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 183 sqm approx

Account - Jellis Craig Barwon Heads | P: 03 9088 8968