

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

13 Shorebreak Way, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/04/2025

to

31/03/2026

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	74 Shorebreak Way OCEAN GROVE 3226	\$1,200,000	27/03/2026
2	157 Devlins Rd OCEAN GROVE 3226	\$1,175,000	12/03/2026
3	60 Shorebreak Way OCEAN GROVE 3226	\$1,100,000	17/01/2026

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:

17/04/2026 09:34



Property Type: Land
Land Size: 543 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 Year ending March 2026: \$950,000

Comparable Properties



74 Shorebreak Way OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 508 sqm approx



157 Devlins Rd OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,175,000
Method: Private Sale
Date: 12/03/2026
Property Type: House
Land Size: 570 sqm approx



60 Shorebreak Way OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 17/01/2026
Property Type: House
Land Size: 587 sqm approx

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