

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

2 Finch Close, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,192,500

Property Type Townhouse

Suburb Ocean Grove

Period - From 26/03/2025

to 25/03/2026

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	139B Powell St.E OCEAN GROVE 3226	\$1,490,000	24/09/2025
2	3b Sea Breeze Ct OCEAN GROVE 3226	\$1,500,000	23/04/2025
3	27b Asbury St.W OCEAN GROVE 3226	\$1,600,000	26/02/2025

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:

26/03/2026 10:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Townhouse Price
26/03/2025 - 25/03/2026: \$1,192,500

Comparable Properties



139B Powell St.E OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,490,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 405 sqm approx



3b Sea Breeze Ct OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 23/04/2025
Property Type: Townhouse (Single)
Land Size: 320 sqm approx



27b Asbury St.W OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 319 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.