

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

26 Alderbrook Drive, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$995,000 & \$1,090,000

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	8 Glenhaven Mews OCEAN GROVE 3226	\$990,000	18/05/2026
2	41 Daintree Way OCEAN GROVE 3226	\$1,015,000	16/09/2025
3	41 Evergreen Cirt OCEAN GROVE 3226	\$1,080,000	29/08/2025

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:

02/07/2026 17:43



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Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
 \$995,000 - \$1,090,000
Median House Price
 Year ending March 2026: \$950,000

Comparable Properties



8 Glenhaven Mews OCEAN GROVE 3226 (REI)

Agent Comments

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Price: \$990,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 456 sqm approx



41 Daintree Way OCEAN GROVE 3226 (VG)

Agent Comments

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Price: \$1,015,000
Method: Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 644 sqm approx



41 Evergreen Cirt OCEAN GROVE 3226 (REI/VG)

Agent Comments

4 2 2

Price: \$1,080,000
Method: Private Sale
Date: 29/08/2025
Property Type: House
Land Size: 681 sqm approx

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