

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

3 Belvedere Terrace, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$785,000 & \$855,000

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	51 Shell Rd OCEAN GROVE 3226	\$817,000	21/01/2026
2	10 Belvedere Tce OCEAN GROVE 3226	\$810,000	30/06/2025
3	1 Belvedere Tce OCEAN GROVE 3226	\$820,000	25/01/2025

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:

30/03/2026 11:42



 3  2  2

Property Type: House
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$785,000 - \$855,000
Median House Price
Year ending December 2025: \$925,000

Comparable Properties



51 Shell Rd OCEAN GROVE 3226 (REI/VG)

Agent Comments

 3  2  2

Price: \$817,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 664 sqm approx



10 Belvedere Tce OCEAN GROVE 3226 (REI/VG)

Agent Comments

 3  2  2

Price: \$810,000
Method: Private Sale
Date: 30/06/2025
Property Type: House
Land Size: 600 sqm approx



1 Belvedere Tce OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  2  2

Price: \$820,000
Method: Private Sale
Date: 25/01/2025
Property Type: House
Land Size: 624 sqm approx

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