

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

42 Shorebreak Way, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$1,225,000

&

\$1,325,000

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	60 Shorebreak Way OCEAN GROVE 3226	\$1,100,000	17/01/2026
2	68 Shorebreak Way OCEAN GROVE 3226	\$1,375,000	12/09/2025
3	12 Limestone Way OCEAN GROVE 3226	\$1,300,000	08/08/2025

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:

25/02/2026 12:03



Property Type: Land
Land Size: 522 sqm approx
Agent Comments

Indicative Selling Price
 \$1,225,000 - \$1,325,000
Median House Price
 Year ending December 2025: \$925,000

Comparable Properties



60 Shorebreak Way OCEAN GROVE 3226 (REI)

Agent Comments

4 2 3

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



68 Shorebreak Way OCEAN GROVE 3226 (REI/VG)

Agent Comments

4 2 2

Price: \$1,375,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 583 sqm approx



12 Limestone Way OCEAN GROVE 3226 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 512 sqm approx

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