

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

51 Fraser Crescent, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

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	4/11 Parker St OCEAN GROVE 3226	\$1,100,000	20/10/2025
2	27 Blackwell St OCEAN GROVE 3226	\$1,120,000	25/06/2025
3	44a Epworth St OCEAN GROVE 3226	\$1,100,000	09/05/2025

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:

24/06/2026 20:53



3 2 2

Rooms: 6

Property Type: House

Land Size: 826 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2026: \$950,000

Comparable Properties



4/11 Parker St OCEAN GROVE 3226 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 20/10/2025

Property Type: Townhouse (Single)

Land Size: 276 sqm approx



27 Blackwell St OCEAN GROVE 3226 (REI/VG)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Private Sale

Date: 25/06/2025

Property Type: House

Land Size: 748 sqm approx



44a Epworth St OCEAN GROVE 3226 (REI/VG)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Private Sale

Date: 09/05/2025

Property Type: House

Land Size: 270 sqm approx

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