

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

6 Pryde Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$486,900

Property Type

Vacant land

Suburb

Ocean Grove

Period - From

27/07/2025

to

26/07/2026

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	7 Phoenix St OCEAN GROVE 3226	\$675,000	03/12/2025
2	45 Duneview Dr OCEAN GROVE 3226	\$599,900	18/08/2025
3	206 Coastal Blvd OCEAN GROVE 3226	\$608,900	01/05/2025

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:

27/07/2026 10:12

6 Pryde Street, Ocean Grove Vic 3226



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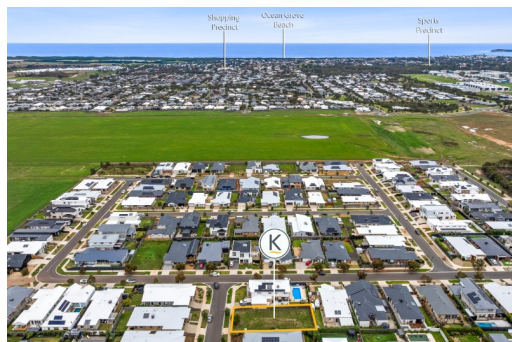
damian.cayzer@kerleys.com.au

Indicative Selling Price

\$630,000

Median Land Price

27/07/2025 - 26/07/2026: \$486,900



Property Type: Land

Land Size: 560 sqm approx

Agent Comments

Comparable Properties



7 Phoenix St OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 03/12/2025

Property Type: Land

Land Size: 768 sqm approx

45 Duneview Dr OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$599,900

Method: Sale

Date: 18/08/2025

Property Type: Land

Land Size: 637 sqm approx

206 Coastal Blvd OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$608,900

Method: Sale

Date: 01/05/2025

Property Type: Land

Land Size: 645 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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