

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 9/35-39 Wiltons Road, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$770,000 Property Type Unit Suburb Ocean Grove

Period - From 04/03/2023 to 03/03/2024 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	2/35-39 Wiltons Rd OCEAN GROVE 3226	\$570,000	23/06/2023
2	2/28-30 Wilkinson Ct OCEAN GROVE 3226	\$537,500	06/06/2023
3	1/25 Wallington Rd OCEAN GROVE 3226	\$522,500	08/02/2024

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: 04/03/2024 14:28

9/35-39 Wiltons Road, Ocean Grove Vic 3226



2 1 1

Property Type: Strata Unit/Flat

Land Size: 73 sqm approx

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

04/03/2023 - 03/03/2024: \$770,000

Comparable Properties



2/35-39 Wiltons Rd OCEAN GROVE 3226 (REI) Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 23/06/2023

Property Type: Unit



2/28-30 Wilkinson Ct OCEAN GROVE 3226 (REI) Agent Comments

2 1 1

Price: \$537,500

Method: Private Sale

Date: 06/06/2023

Property Type: Unit

Land Size: 123 sqm approx



1/25 Wallington Rd OCEAN GROVE 3226 (REI) Agent Comments

2 1 1

Price: \$522,500

Method: Private Sale

Date: 08/02/2024

Property Type: Unit

Land Size: 103 sqm approx

Account - Fletchers | P: 5258 2833



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