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 and postcode	35 Aldebaran Road, Ocean Grove, Vic 3226

Indicative selling price

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

range between $1,580,000 & $1,680,000

Median sale price

Median price	$983,750	Property type	*House*	Suburb	Ocean Grove

Period - From	01/09/2025	to	31/08/2026	Source	PropTrack

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 eighteen 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
25 Canis Crescent, Ocean Grove, VIC 3226	$1,645,000	27/03/2026

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 14/09/2026