

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

| |
|---------------------------------------|
| 59B ORTON STREET OCEAN GROVE VIC 3226 |
|---------------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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 |
|-----------------------------------------|-------------|--------------|
| 3B LOOKOUT ROAD OCEAN GROVE VIC 3226 | \$2,430,000 | 12-Feb-26 |
| 11B EPWORTH STREET OCEAN GROVE VIC 3226 | \$2,050,000 | 10-Feb-26 |
| 2/144 THE TERRACE OCEAN GROVE VIC 3226 | \$2,160,000 | 19-Jan-26 |

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: 16 April 2026


3B LOOKOUT ROAD OCEAN GROVE VIC 3226
 4
  3
  2

 Sold Price ^{RS} **\$2,430,000** Sold Date **12-Feb-26**

 Distance **0.14km**

11B EPWORTH STREET OCEAN GROVE VIC 3226
 3
  3
  2

 Sold Price ^{RS} **\$2,050,000** Sold Date **10-Feb-26**

 Distance **0.8km**

2/144 THE TERRACE OCEAN GROVE VIC 3226
 4
  2
  2

 Sold Price ^{RS} **\$2,160,000** Sold Date **19-Jan-26**

 Distance **0.98km**
RS = Recent sale

UN = Undisclosed Sale

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