

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

8/12-14 HURST 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

\$659,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Ocean Grove

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

2/36 WALLINGTON ROAD OCEAN GROVE VIC 3226	\$660,000	25-Aug-26
1/32 KALINGA ROAD OCEAN GROVE VIC 3226	\$737,500	29-May-26
1/113 THE PARADE OCEAN GROVE VIC 3226	\$770,000	14-Apr-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: 01 September 2026


2/36 WALLINGTON ROAD OCEAN GROVE VIC 3226

Sold Price

^{RS} **\$660,000** Sold Date **25-Aug-26**
 2  1  1

 Distance **0.15km**

1/32 KALINGA ROAD OCEAN GROVE VIC 3226

Sold Price

\$737,500 Sold Date **29-May-26**
 2  2  1

 Distance **0.64km**

1/113 THE PARADE OCEAN GROVE VIC 3226

Sold Price

\$770,000 Sold Date **14-Apr-26**
 2  2  1

 Distance **1.25km**
RS = Recent sale

UN = Undisclosed Sale

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