

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Lots for sale

Address
Including suburb and
postcode

Ocean Grand Estate, Ocean Grove VIC – Stage 1 & 4A

Indicative selling price

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

Lot 106	\$485,900
Lots 109, 128, 131, 132, 133	\$498,900
Lot 117	\$506,900
Lot 125	\$507,900
Lot 111	\$518,900
Lot 140	\$520,900
Lot 101	\$533,900
Lot 107	\$537,900
Lot 124	\$539,900
Lot 139	\$520,900
Lot 112	\$566,900

Lot 115	\$586,900
Lot 401	\$519,900
Lot 406	\$529,900
Lot 407	\$529,900
Lot 408	\$530,900
Lot 409	\$499,900
Lot 410, 411, 413	\$499,900
Lot 412	\$530,900
Lot 414	\$454,900

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	\$528,000	Suburb	Ocean Grove
Period - From	Jan 2025	To	Dec 2025
Source	Corelogic		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Address of comparable property	Price	Date of sale
1. LOT 123 OCEAN GRAND DRIVE, OCEAN GROVE VIC 3226	\$ 584,900	11-Dec-25
2. LOT 122 OCEAN GRAND DRIVE, OCEAN GROVE VIC 3226	\$ 506,900	09-Dec-25
3. LOT 105 TIDAL STREET, OCEAN GROVE VIC 3226	\$ 465,900	12-Dec-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: