

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

685 GREAT OCEAN ROAD EASTERN VIEW VIC 3231

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	\$2,300,000	&	\$2,500,000
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
671 GREAT OCEAN ROAD EASTERN VIEW VIC 3231	\$2,757,000	07-Dec-23
649 GREAT OCEAN ROAD EASTERN VIEW VIC 3231	\$2,700,000	18-Jun-25
657 GREAT OCEAN ROAD EASTERN VIEW VIC 3231	\$2,700,000	31-Jan-25

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: 21 November 2025

**671 GREAT OCEAN ROAD
EASTERN VIEW VIC 3231** 3  1  4

Sold Price

\$2,757,000

Sold Date 07-Dec-23

Distance 0.18km

**649 GREAT OCEAN ROAD
EASTERN VIEW VIC 3231** 3  3  2

Sold Price

\$2,700,000

Sold Date 18-Jun-25

Distance 0.46km

**657 GREAT OCEAN ROAD
EASTERN VIEW VIC 3231** 3  3  2

Sold Price

Sold Date 31-Jan-25

Distance 0.37km

RS = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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