

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 or
locality and postcode

10 Thacker Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$941,250 Property Type House Suburb Ocean Grove

Period - From 10/12/2024 to 09/12/2025 Source Property Data

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
1	20 Riviera Cr OCEAN GROVE 3226	\$1,390,000	01/11/2025
2	11 Field St.N OCEAN GROVE 3226	\$1,365,000	04/09/2025
3	12 Somerdale Av OCEAN GROVE 3226	\$1,400,000	20/08/2025

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: 10/12/2025 12:51



 3  2  2

Property Type: House
Land Size: 725 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 10/12/2024 - 09/12/2025: \$941,250

Comparable Properties



20 Riviera Cr OCEAN GROVE 3226 (REI)

Agent Comments

 4  2  2

Price: \$1,390,000
Method: Private Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 624 sqm approx



11 Field St.N OCEAN GROVE 3226 (REI)

Agent Comments

 4  2  -

Price: \$1,365,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 560 sqm approx



12 Somerdale Av OCEAN GROVE 3226 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,400,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 633 sqm approx

Account - Jellis Craig Barwon Heads | P: 03 9088 8968