

# 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

19 Lincoln Way, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$957,500 Property Type House Suburb Ocean Grove

Period - From 01/04/2024 to 31/03/2025 Source REIV

### 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	64a Duneview Dr OCEAN GROVE 3226	\$910,000	30/12/2024
2	8 Awaroa St OCEAN GROVE 3226	\$975,000	30/10/2024
3	16 Centurian St OCEAN GROVE 3226	\$911,500	15/07/2024

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:

29/05/2025 10:18



**Property Type:** House  
**Land Size:** 474 sqm appx sqm  
 approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 Year ending March 2025: \$957,500

## Comparable Properties



**64a Duneview Dr OCEAN GROVE 3226 (REI)**

Agent Comments



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 30/12/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 320 sqm approx



**8 Awaroa St OCEAN GROVE 3226 (REI/VG)**

Agent Comments



**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 30/10/2024  
**Property Type:** House  
**Land Size:** 577 sqm approx



**16 Centurian St OCEAN GROVE 3226 (REI/VG)**

Agent Comments



**Price:** \$911,500  
**Method:** Private Sale  
**Date:** 15/07/2024  
**Property Type:** House  
**Land Size:** 524 sqm approx

**Account - Fletchers** | P: 03 5258 2833