

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

56 GROSSARD POINT ROAD VENTNOR VIC 3922

Indicative selling price

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

Single Price

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Ventnor

Period-from

01 Aug 2024

to

31 Jul 2025

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 ST ANDREWS DRIVE VENTNOR VIC 3922	\$670,000	23-May-25
17 CHATSWORTH AVENUE VENTNOR VIC 3922	\$712,000	20-Jun-25
28 HEYLEY AVENUE VENTNOR VIC 3922	\$660,000	19-Feb-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: 05 August 2025



Reception Cowes

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**2 ST ANDREWS DRIVE VENTNOR
VIC 3922**

3 2 2

Sold Price

\$670,000

Sold Date **23-May-25**

Distance **0.46km**



**17 CHATSWORTH AVENUE
VENTNOR VIC 3922**

4 2 4

Sold Price

^{RS} **\$712,000** ^{UN}

Sold Date **20-Jun-25**

Distance **1.45km**



**28 HEYLEY AVENUE VENTNOR VIC
3922**

3 1 2

Sold Price

\$660,000

Sold Date **19-Feb-25**

Distance **2.34km**

RS = Recent sale

UN = Undisclosed Sale

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