

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

37 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

\$1,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,300

Property type

House

Suburb

Ventnor

Period-from

01 Jan 2025

to

31 Dec 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

3 HASTINGS STREET VENTNOR VIC 3922	\$900,000	10-Feb-25
2 FISHER STREET VENTNOR VIC 3922	\$995,000	19-Dec-25
6 CADOGAN AVENUE VENTNOR VIC 3922	\$1,310,000	24-Apr-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.~~

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3 HASTINGS STREET VENTNOR VIC 3922 Sold Price **\$900,000** Sold Date **10-Feb-25**
Distance **0.25km**
4 2 1



2 FISHER STREET VENTNOR VIC 3922 Sold Price ^{RS} **\$995,000** Sold Date **19-Dec-25**
Distance **1.51km**
4 2 3



6 CADOGAN AVENUE VENTNOR VIC 3922 Sold Price **\$1,310,000** Sold Date **24-Apr-25**
Distance **0.6km**
4 2 2

RS = Recent sale UN = Undisclosed Sale

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