

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

107 John Dory Drive, Ocean Grove

## Indicative selling price

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

Single price

\$

or range between

\$790,000

&

\$850,000

## Median sale price

Median price

\$975,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

August 2023

to

September  
2024

Source

Realestate.com.au

## Comparable property sales

**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.

1.	16 Somerdale Avenue, Ocean Grove	\$842,000	20.09.2023
2.	36 Kingston Downs Drive, Ocean Grove	\$817,500	13.08.2023
3.	20 Belvedere Terrace, Ocean Grove	\$850,000	10.08.2023

This Statement of Information was prepared on: 06/09/2024