

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

34 Empress Blvd, 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 \$775,000

or range between

&

## Median sale price

Median price \$990,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

January  
2023

to

January  
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.

Address of comparable property	Price	Date of Sale
28 Cerberus Dr, Ocean Grove	\$825,000	02/08/2023
33 Witchetty Dr, Ocean Grove	\$850,000	20/05/2023
3 Tomatin St, Ocean Grove	\$860,000	30/05/2023

This Statement of Information was prepared on: 17/01/2024