

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

1/24 Holburn Rise, Ocean Grove, 3226

### 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 \$770,000 & \$800,000

### Median sale price

Median price \$790,000 Property type Residential unit Suburb Ocean Grove

Period - From February 2024 to March 2025 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.	12 Heathwood Way, Ocean Grove	\$762,000	Nov 2024
2.	2/15 Amberwood Way, Ocean Grove	\$755,000	Oct 2024
3.	12E Sunset Strip, Ocean Grove	\$842,000	Sept 2024

This Statement of Information was prepared on: 11/03/2025