

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

21 Milborne Dr, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$

or range between

\$690,000

&

\$750,000

Median sale price

Median price

\$973,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

April 2023

to

April 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
23 Beresford Cl, Ocean Grove	\$750,000	18/12/2023
34 Empress Blvd, Ocean Grove	\$775,000	24/01/2024
7 Empress Blvd, Ocean Grove	\$780,000	01/12/2023

This Statement of Information was prepared on: 30/04/2024