

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

28 Cotham Hill Rd, 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

\$700,000

&

\$750,000

## 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.

Address of comparable property	Price	Date of Sale
116 Bonnyvale Rd, Ocean Grove	\$770,000	22/12/2023
16 Somerdale Ave, Ocean Grove	\$842,000	28/08/2023
5 Corvi Crt, Ocean Grove	\$811,000	02/11/2023

This Statement of Information was prepared on:

19/09/2024