

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Including su	Address Including suburb or locality and postcode 1/38 Coolamon Close, Ocean Grove, 3226									
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price				or range between				&	\$1,570,000	
Median sale price										
Median price	\$950,00	\$950,000 P			roperty type Residential House Sub			ourb Ocean Grove		
Period - From	Septemb 2024	ber to	Octobe 2025	Source Realestate.com.au						
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Comparable property sales										
The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold										
within five kilometres of the property for sale in the last 18 months.										

This Statement of Information was prepared on: 14/11/2025



Property offered for sale