

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1 / 4 Dolphin Crt, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$710,000 & \$740,000

Median sale price

Median price \$955,000 Property type Residential House Suburb Ocean Grove

Period - From October 2024 to November 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.

Address of comparable property	Price	Date of Sale
1/104 The Terrace, Ocean Grove	\$742,000	21/03/2025
2/104 Draper St, Ocean Grove	\$715,000	27/06/2025
5/97 The Terrace, Ocean Grove	\$745,000	27/12/2024

This Statement of Information was prepared on: 06/11/2025