Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property off	ered fo	r sal	е							
Including s locality and p		11 Eggleston St, Ocean Grove								
Indicative se	elling p	rice								
For the meaning	g of this p	rice se	ee consi	umer.vic	c.gov.au	u/underquoti	ng			
Single price				or range between		\$825,000		&	\$855,000	
Median sale	price									
Median price	\$975,000 Pro			Pro	perty ty	rpe Residen	tial House	Suburb	Ocean Grove	e
Period - From	February 2024	y to March 2025 Source Realestate.com.au								
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Comparable	prope	ty sa	ales							
	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
3/10 Wyatt St, Ocean Grove	\$855,000	25/08/2024
1/41 Madeley St, Ocean Grove	\$850,000	20/03/2024
29 Epworth St, Ocean Grove	\$830,000	27/08/2024

This Statement of Information was prepared on:	23/09/2025

