

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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		115 Sunset Strip, Ocean Grove								
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price		\$			or range between		\$940,000		&	\$990,000
Median sale	price									
Median price	\$955,00	,000 Pro			perty type Residen		tial House	Suburb	Ocean Grove	Э
Period - From	Septemb 2024	per	to	October 2025		Source	Realestate.	com.au		·

Comparable property sales

Property offered for sale

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
140 Aldebaran Rd, Ocean Grove	\$935,000	05/09/2025
46 Minerva Cl, Ocean Grove	\$980,000	07/03/2025
107 Ocean Throughway, Ocean Grove	\$1,015,000	22/07/2025

This Statement of Information was prepared on:	23/10/2025

