

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

12 Minerva Close, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$890,000 & \$940,000

Median sale price

Median price \$937,500 Property type Residential House Suburb Ocean Grove

Period - From Jan 2025 to Dec 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
5 BATTERSEA RISE, OCEAN GROVE, VIC, 3226	\$890,000	08/12/2025
4 AVON COURT, OCEAN GROVE, VIC, 3226	\$890,000	10/10/2025
140 ALDEBARAN ROAD, OCEAN GROVE, VIC, 3226	\$935,000	01/09/2025

This Statement of Information was prepared on: 20/02/2026