

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 \$950,000 & \$990,000

Median sale price

Median price \$950,500 Property type Residential House Suburb Ocean Grove

Period - From Dec 2024 to Nov 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
115 Sunset Strip, Ocean Grove	\$954,000	11/11/2025
81 Sunset Strip, Ocean Grove	\$972,000	04/06/2025
46 Minerva Close, Ocean Grove	\$980,000	21/03/2025

This Statement of Information was prepared on: 4/12/2025