

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

16 Alderbrook Dr, Ocean Grove

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$850,000

&

\$920,000

## Median sale price

Median price

\$955,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

April 2024

to

May 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

19 Evergreen Circuit, Ocean Grove	\$900,000	13/09/2024
35 Kingston Downs Dr, Ocean Grove	\$855,000	24/04/2024
18 Highgrove Crt, Ocean Grove	\$940,000	22/10/2024

This Statement of Information was prepared on:

26/05/2025