

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

2/10 Butters Lane, Ocean Grove, 3226

## Indicative selling price

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

Single price \$

or range between \$780,000

&

\$850,000

## Median sale price

Median price

\$800,000

Property type

Unit

Suburb

OCEAN GROVE

Period - From

01 January  
2025

to

31  
December  
2025

Source



## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

| Address of comparable property           | Price     | Date of Sale |
|------------------------------------------|-----------|--------------|
| 2/105 Dare Street, Ocean Grove, Vic 3226 | \$800,000 | 20 Oct 2025  |
| 3/10 Wyatt Street, Ocean Grove, Vic 3226 | \$855,000 | 09 Sep 2024  |
| 2/65 The Avenue, Ocean Grove, Vic 3226   | \$880,000 | 22 Oct 2025  |

This Statement of Information was prepared on: 18/11/2025