

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

2/106 Dare Street, Ocean Grove

Indicative selling price

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

Single price \$1,650,000

or range between

&

Median sale price

Median price \$782,000

Property type Unit

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
1/104 Dare Street, Ocean Grove	\$1,695,000	14/01/2025
2/53 The Terrace, Ocean Grove	\$1,825,000	09/05/2025
53B The Avenue, Ocean Grove	\$2,000,000	17/12/2024

This Statement of Information was prepared on: 23/02/2026