

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

2/4 Karri Close

## 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 \$700,000 & \$750,000

## Median sale price

Median price

\$780,000

Property type

Unit

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
1/156 The Parade, Ocean Grove	\$735,000	27/11/2025
2/65 The Parade, Ocean Grove	\$745,000	06/10/2025
2/104 Draper Street, Ocean Grove	\$715,000	27/06/2025

This Statement of Information was prepared on: 3/12/2025