

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2/53 The Terrace, Ocean Grove

Indicative selling price

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

Single price \$1,895,000

or range between

&

Median sale price

Median price \$965,000

Property type

Residential
TownHouse

Suburb

Ocean Grove

Period - From March 2024

to

April 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 St, Ocean Grove	\$1,700,000	17/01/2025
2/48 The Parade, Ocean Grove	\$2,400,000	20/02/2025
40a The Terrace, Ocean Grove	\$1,730,000	24/10/2024

This Statement of Information was prepared on: 03/04/2025