

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

21 Janelle Way Ocean Grove

### 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 \$890,000 & \$960,000

### Median sale price

Median price \$950,000 Property type Residential House Suburb Ocean Grove

Period - From Mar 2025 to Feb 2026 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. 10 Rosewood Drive, Ocean Grove, 3226	\$920,000	08/04/2025
2. 26 Penleigh Crescent, Ocean Grove, 3226	\$925,000	28/07/2025
3. 19 Lincon Way, Ocean Grove, 3226	\$950,000	24/06/2025

This Statement of Information was prepared on: 04/03/2026