

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3 Cotham Hill Rd, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$800,000 & \$880,000

Median sale price

Median price \$957,500 Property type Residential House Suburb Ocean Grove

Period - From May 2024 to June 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
57 Endeavour Dr, Ocean Grove	\$875,000	31/03/2025
18 Antares Crt, Ocean Grove	\$870,000	13/03/2025
31 Kingston Downs Dr, Ocean Grove	\$800,000	01/04/2025

This Statement of Information was prepared on: 03/06/2025