

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Rachel Crt, Ocean Grove

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$750,000

&

\$790,000

## Median sale price

Median price

\$950,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

September  
2024

to

October  
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
44 Somerdale Ave, Ocean Grove	\$725,000	21/03/2025
36 Somerdale Ave, Ocean Grove	\$750,000	07/08/2025
3 Cotham Hill Rd, Ocean Grove	\$800,000	18/06/2025

This Statement of Information was prepared on: 01/10/2025