

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property of	offered	for	sale
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Including si locality and p			t, Ocean	Grove						
Indicative se	lling pr	ice								
For the meaning	of this pr	ice see con	sumer.vi	c.gov.au	/underquotir	ng				
Sin	gle price	\$		or ran	ge between	\$1,550,000		&	\$1,700,000	
Median sale price										
Median price	\$950,00	0	Pr	operty ty	pe Resider	itial House	Suburb	Ocean Grove	е	
Dariad From	Septeml	ber to	Octo	ber	Source	Pealestate	com au			

Source Realestate.com.au

Comparable property sales

2024

to

2025

Period - From

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
33 Dare St, Ocean Grove	\$1,670,000	19/06/2025
45 Dare St, Ocean Grove	\$1,550,000	05/06/2025
18B The Parade, Ocean Grove	\$1,675,000	04/11/2025

This Statement of Information was prepared on:	09/10/2025
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