

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/148 The Parade, Ocean Grove

### Indicative selling price

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

or range between \$730,000 & \$750,000

### Median sale price

Median price

\$774,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

May 2025

to

April 2026

Source

Realestate.com.au

### Comparable property sales – Delete A or B

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

1/113 The Parade Ocean Grove	\$770,000	14/04/2026
2/68 Draper Street Ocean Grove	\$730,000	28/03/2026
1/156 The Parade Ocean Grove	\$735,000	27/11/2026

This Statement of Information was prepared on: 12.05.2026