

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

12 Thetis Street, Ocean Grove

Indicative selling price

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

Single price \$ or range between 850,000 & 900,000

Median sale price

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

Period - From Jan 2025 to Dec 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
15 Omega Drive, Ocean Grove	\$818,000	21/11/2025
16 Cheviot Terrace, Ocean Grove	\$925,000	17/11/2025
32-34 Witchetty Drive, Ocean Grove	\$830,000	14/10/2025

This Statement of Information was prepared on: 14/01/2026