

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

Unit 1, 4 Dolphin Court Ocean Grove

Indicative selling price

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

Single price \$ or range between \$710,000 & \$750,000

Median sale price

Median price \$770,000 Property type Unit and apartment Suburb Ocean Grove

Period - From March 2025 to February 2026 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
2/65 The Parade, Ocean Grove	\$745,000	06/10/2025
3/97 The Terrace, Ocean Grove	\$735,500	17/12/2025
2/68 Draper Street	\$730,000	18/03/2026

This Statement of Information was prepared on: 02/04/2026