

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

31 Minerva Close, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$935,000 & \$985,000

Median sale price

Median price \$968,750 Property type Residential Suburb Ocean Grove

Period - From April 2025 to March 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
142 Aldebaran Road, Ocean Grove, VIC, 3226	\$932,500	21/07/2025
46 Minerva Close, Ocean Grove, VIC, 3226	\$980,000	21/03/2025

This Statement of Information was prepared on: 24/04/2026