

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

12 Minerva Close Ocean Grove

Indicative selling price

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

or range between \$880,000 & \$920,000

Median sale price

Median price

\$980,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

June 2025

to

May 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.	3 Parkside Boulevard, Ocean Grove	\$880,000	10 Apr 2026
2.	45 Bramwell Street Ocean Grove	\$885,000	22 Oct 2025
3.	140 Aldebaran Road Ocean Grove	\$935,000	01 Sept 2025

This Statement of Information was prepared on: 09/06/2026