

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

18 Tyro Street, Ocean Grove

Indicative selling price

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

Single Price or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$965,500 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**

108 Cerberus Drive, Ocean Grove VIC 3226	\$1,065,000	05/03/2026
24 Trader Street, Ocean Grove VIC 3226	\$1,085,000	18/02/2026
8 Markham Drive, Ocean Grove VIC 3226	\$1,015,000	21/01/2026

This Statement of Information was prepared on: 18/05/2026