

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

5 Crane Court, 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 \$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

11 Eggleston Street, Ocean Grove	\$815,500	06/01/2026
8 Lyrebird Street, Ocean Grove	\$850,000	23/12/2025
11 Lowe Street, Ocean Grove	\$900,000	19/12/2025

This Statement of Information was prepared on: 22/04/2026