

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

12 Lorikeet Close, 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 House 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 Lowe Street, Ocean Grove	\$900,000	10/12/2025
4 Wilkinson Court, Ocean Grove	\$900,000	10/12/2025
21 Lyrebird Street, Ocean Grove	\$927,000	29/05/2025

This Statement of Information was prepared on: 13/04/2026