

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

5/86-90 The Terrace, Ocean Grove

Indicative selling price

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

Single price or range between \$780,000 & \$820,000

Median sale price

Median price \$968,750 Property type Residential Unit 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
1/119 Aldebaran Road, Ocean Grove	\$755,000	12/11/2025
2/105 Dare Street, Ocean Grove	\$800,000	20/10/2025
4/77 Dare Street, Ocean Grove	\$820,000	12/07/2025

This Statement of Information was prepared on: 09/04/2026