

## 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](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$749,000

&

\$799,000

### Median sale price

Median price

\$972,600

Property type

Residential Unit

Suburb

Ocean Grove

Period - From

July 2025

to

June 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   |
| 1/133 The Parade, Ocean Grove     | \$770,000 | 14/04/2026   |
| 3/97 The Terrace, Ocean Grove     | \$735,500 | 17/12/2025   |

This Statement of Information was prepared on:

06/07/2026