

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

1/32 Kalinga Road, 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 \$750,000 & \$790,000

### Median sale price

Median price \$950,000 Property type Residential House Suburb Ocean Grove

Period - From March 2025 to February 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 |
|----------------------------------|-----------|--------------|
| 2/65 The Parade, Ocean Grove     | \$745,000 | 21/09/2025   |
| 1/104 The Terrace, Ocean Grove   | \$742,000 | 21/03/2025   |
| 120 Wallington Road, Ocean Grove | \$680,000 | 25/03/2025   |

OR

B The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 11/03/2026