

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/59 Field Street North, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$825,000 & \$890,000

Median sale price

Median price \$983,750 Property type Residential House Suburb Ocean Grove

Period - From Sept 2025 to Aug 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
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38 Lake Avenue, Ocean Grove	\$832,500	03/02/2026
11 Eggleston Street, Ocean Grove	\$815,500	20/02/2026
8 Lyrebird Street, Ocean Grove	\$850,000	23/12/2026

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