

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/125 The Parade, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$750,000 & \$825,000

Median sale price

Median price \$747,500

Property type Residential House

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

1/113 The Parade, Ocean Grove	\$770,000	14/04/2026
11 Eggleston Street, Ocean Grove	\$815,500	06/01/2026
1/159 The Avenue, Ocean Grove	\$848,000	17/02/2026

This Statement of Information was prepared on: 02/07/2026