

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

30 Grubb Road, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$965,500 Property type Residential Suburb Ocean Grove

Period - From May 2025 to April 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
101 Madeley Street, Ocean Grove	\$1,550,000	15/04/2026
54 Woodlands Drive, Ocean Grove	\$1,520,000	19/06/2025
8 Jabiru Close, Ocean Grove	\$1,460,000	30/07/2025

This Statement of Information was prepared on: 05/05/2026