

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 \$740,000 & \$775,000

Median sale price

Median price \$770,000 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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1/113 The Parade, Ocean Grove	\$770,000	14/04/2026
12 Carinae Street Ocean Grove	\$792,000	28/04/2026
2/10 Butters Lane, Ocean Grove	\$778,000	19/12/2026

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