

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

12 Thetis Street, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$840,000 & \$890,000

Median sale price

Median price \$983,750 Property type 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
44 Alderbrook Drive, Ocean Grove	\$885,000	10/06/2026
3 Parkside Boulevard, Ocean Grove	\$880,000	10/04/2026
32-34 Witchetty Drive, Ocean Grove	\$830,000	14/10/2025

This Statement of Information was prepared on: 16.09.2026