

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

17-18 Ashwood Close Ocean Grove

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between  &

## Median sale price

Median price

Property type

Suburb

Period - From

to

Source

## 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. 2/5 Daintree Way Ocean Grove | \$700,000 | 22 Jun 2026  |
| 2. 1A Maldon Place Ocean Grove  | \$690,000 | 25 May 2026  |
| 3. 8 Tareeda Way Ocean Grove    | \$715,000 | 18 Jan 2026  |

This Statement of Information was prepared on: