

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2/17 Emperor Drive Ocean Grove

Indicative selling price

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

or range between \$895,000 & \$950,000

Median sale price

Median price

\$983,750

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

1. 2/83 Ocean Throughway Ocean Grove	\$971,000	9Jul 2026
2. 2/72 Tuckfield Street Ocean Grove	\$980,000	17 Sep 2025
3. 1/63 Lake Avenue Ocean Grove	\$880,000	3 Oct 2025

This Statement of Information was prepared on: 17.09.2026