

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 \$1,150,000

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Median sale price

Median price \$983,750

Property type Residential

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

26 Thacker Street, Ocean Grove	\$1,050,000	10/04/2026
11 Richard Avenue, Ocean Grove	\$1,100,000	13/03/2025
7 Christopher Court, Ocean Grove	\$1,112,500	11/11/2025

This Statement of Information was prepared on: 02.09.2026