

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

90 Empress Boulevard, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$790,000 & \$840,000

Median sale price

Median price \$980,000 Property type Residential house Suburb Ocean Grove

Period - From September 2025 to September 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.

1.	64 Omega Drive, Ocean Grove	\$790,000	August 2026
2.	18 Inglewood Lane, Ocean Grove	\$805,000	September 2026
3.	35 Cerberus Drive, Ocean Grove	\$855,000	April 2026

This Statement of Information was prepared on: 18/09/2026