

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

127 Oakdean Blvd, Ocean Grove

Indicative selling price

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

Single price \$1,450,000

or range between \$

&

\$

Median sale price

Median price \$955,000

Property type Residential House

Suburb Ocean Grove

Period - From October 2024

to

November 2025

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
28 Greenview Rise, Ocean Grove	\$1,417,000	29/05/2025
35 Shorebreak Way, Ocean Grove	\$1,500,000	18/03/2024
9-11 Seawind Pl, Ocean Grove	\$1,450,000	08/03/2024

This Statement of Information was prepared on: 25/11/2025