

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

8 Cuthbertson Drive, Ocean Grove

### Indicative selling price

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

Single price \$ or range between \$1,000,000 & \$1,100,000

### 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

30 Cuthbertson Drive, Ocean Grove	\$1,175,000	23/01/2025
41 Cuthbertson Drive, Ocean Grove	\$1,100,000	19/09/2025
92 Fraser Crescent, Ocean Grove	\$1,195,000	05/12/2024

This Statement of Information was prepared on: 13/11/2025