

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

6 Awaroa Drive, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$1,000,000 & \$110,000,000

Median sale price

Median price \$950,000 Property type Residential House Suburb Ocean Grove

Period - From March 2025 to February 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
77 Empress Boulevard, Ocean Grove	\$1,10,000	10/03/2026
18 Bucra Street, Ocean Grove	\$1,015,000	23/10/2026
47 Marmion Circuit, Ocean Grove	\$1,050,000	31/07/2026

OR

B The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 10/03/2026