

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/38 Coolamon Close, Ocean Grove, 3226

Indicative selling price

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

Single price \$ or range between \$1,450,000 & \$1,570,000

Median sale price

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

Period - From September 2024 to October 2025 Source Realestate.com.au

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14/11/2025