

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

64 Cerberus Drive, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$850,000 & \$920,000

Median sale price

Median price \$950,500 Property type Residential House Suburb Ocean Grove

Period - From Dec 2024 to Nov 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
111 Shorebreak Way, Ocean Grove	\$885,000	31/10/2025
12 Lady Earl Crescent, Ocean Grove	\$865,000	14/10/2025
18 Merlan Street, Ocean Grove	\$925,000	16/09/2025

This Statement of Information was prepared on: 3/12/2025