

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

34 Dare St 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 \$1,500,000

&

\$1,550,000

### Median sale price

Median price \$943,750

Property type Residential House

Suburb

Leopold

Period - From

01 January  
2025 to

to

31<sup>st</sup>  
December  
2025

Source

Price Finder

### 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
45 Dare St Ocean Grove	1,550,000	05/06/2025
28 Wyatt St Ocean Grove	\$1,550,000	04/05/2025
137 The Terrace Ocean Grove	\$1550,000	27/10/2025

This Statement of Information was prepared on: 25/02/2026