

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

9 Garden St, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$700,000 & \$750,000

Median sale price

Median price \$955,000

Property type Residential House

Suburb Ocean Grove

Period - From August 2024

to

September
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
11 Garden St, Ocean Grove	\$650,000	07/09/2024
2 Biami Pl, Ocean Grove	\$700,000	31/01/2025
23 Parkview Ave, Ocean Grove	\$735,000	19/03/2025

This Statement of Information was prepared on: 05/09/2025