

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

90 Empress Boulevard, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$800,000 & \$850,000

Median sale price

Median price \$968,000

Property type Residential house

Suburb Ocean Grove

Period - From April 2025

to

March 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.

1.	20 Beresford Close, Ocean Grove	\$855,000	November 2025
2.	10 Lizzie Lane, Ocean Grove	\$825,000	November 2025
3.	35 Emoress Boulevard, Ocean Grove	\$875,000	August 2025

This Statement of Information was prepared on: 08/04/2026