

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

26a Epworth St, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$955,000 Property type Residential House Suburb Ocean Grove

Period - From July 2024 to August 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
3B Raven Cl, Ocean Grove	\$1,282,000	17/02/2025
44a Epworth St, Ocean Grove	\$1,100,000	09/05/2025
1/23 Beaver St, Ocean Grove	\$1,230,000	19/05/2025

This Statement of Information was prepared on: 30/09/2025