

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

116B John Dory Drive Ocean Grove

Indicative selling price

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

or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

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
1. 2/14 Curzon Drive Ocean Grove	\$705,000	14 Aug 2026
2. 15 Milborne Drive Ocean Grove	\$722,500	23 July 2026
3. 1A Maldon Place Ocean Grove	\$690,000	25 May 2026

This Statement of Information was prepared on: