Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	107 Ocean Throughway, Ocean Grove VIC 3226

Indicative selling price

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

Range between $870,000 & $935,000

Median sale price

Median price $935,000 Property Type House Suburb Ocean Grove

Period - From 11/02/2025 to 10/08/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18 Antares Court Ocean Grove VIC	$870,000	06/03/2025
142 Aldebaran Road Ocean Grove VIC	$932,500	31/07/2025
9 Rachel Court Ocean Grove VIC	$915,000	02/05/2025

This Statement of Information was prepared on: 11/08/2025