Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20a Dare Street, Ocean Grove VIC 3226

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $767,500 Property Type Unit Suburb Ocean Grove

Period - From 28/04/2025 to 26/10/2025 Source Cotality™

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1/22 Lelean Street Ocean Grove VIC 3226	$1,320,000	09/10/2025
1/89 The Avenue Ocean Grove VIC 3226	$1,320,000	11/06/2025
2/61 Tuckfield Street Ocean Grove VIC 3226	$1,555,000	22/05/2025

This Statement of Information was prepared on: 28/10/2025