

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

2/36 Wallington Road, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$680,000 & \$740,000

Median sale price

Median price \$774,000 Property type Residential Unit Suburb Ocean Grove

Period - From May 2025 to April 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.

Address of comparable property **Price** **Date of Sale**

Address of comparable property	Price	Date of Sale
2/11 Hurst Street, Ocean Grove Vic 3226	\$680,000	19/11/2025
1/112 The Parade, Ocean Grove, Vic 3226	\$685,000	06/03/2026
120 Wallington Road, Ocean Grove Vic 3226	\$880,000	05/03/2025

This Statement of Information was prepared on: 28.05.2026