

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 TAREEDA WAY, OCEAN GROVE, VIC 3226

Indicative selling price

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

Single price

or range between

\$839,000

&

\$869,000

Median sale price

Median price

\$1,060,946

Property Type

House

Suburb

OCEAN GROVE

Period - From

13/07/2025

to

13/07/2026

Source

Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
13 WARRUMBUNGLE CLOSE OCEAN GROVE VIC 3226	\$825,000	02/06/2026
44 ALDERBROOK DRIVE OCEAN GROVE VIC 3226	\$885,000	10/06/2026
8 HOLBURN RISE OCEAN GROVE VIC 3226	\$850,000	19/01/2026

This Statement of Information was prepared on:

13/07/2026