

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

2 Powell Street West, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$950,000 Property type Residential house Suburb Ocean Grove

Period - From Feb 2025 to Jan 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.

1.	5 Connewarre Place, Ocean Grove	\$1,876,000	July 2025
2.	127 The Terrace, Ocean Grove	\$2,000,000	May 2025
3.	35 Emoress Boulevard, Ocean Grove	\$2,500,000	November 2025

This Statement of Information was prepared on: 21/02/2026