

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/58 Powell Street West, Ocean Grove, VIC, 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between  &

### Median sale price

Median price

Property type

Suburb

Period - From

to

Source

### Comparable property sales – Delete A or B

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

3/51 Presidents Avenue, Ocean Grove, VIC, 3226	\$550,000	09/10/2025
4/39-41 Orton Street, Ocean Grove, VIC, 3226	\$620,000	08/10/2025
1/103 The Avenue, Ocean Grove, VIC, 3226	\$625,000	12/08/2025

This Statement of Information was prepared on: