

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/52 Powell Street Ocean Grove

### Indicative selling price

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

Single price \$ or range between \$720,000 & \$750,000

### Median sale price

Median price \$770,000

Property type Residential Unit

Suburb Ocean Grove

Period - From March 2025

to

February  
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

1/156 The Parade Ocean Grove	\$735,000	27/11/2025
2/65 The Parade Ocean Grove	\$745,000	06/10/2025
2/104 Draper Street Ocean Grove	\$715,000	27/06/2025

This Statement of Information was prepared on: 20/03/2026