

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 The Avenue, 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 \$2,990,000

or range between \$

&

\$

### Median sale price

Median price \$970,000

Property type

Residential House

Suburb

Ocean Grove

Period - From  
January  
2024

to

January  
2025

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
5 The Avenue, Ocean Grove	\$3,900,000	07/03/2024
119 Dare St, Ocean Grove	\$3,650,000	06/04/2024
2/150 The Terrace, Ocean Grove	\$3,450,000	12/07/2024

This Statement of Information was prepared on: 21/01/2025