

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/89 The Avenue, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$1,595,000 & \$1,695,000

Median sale price

Median price \$975,000

Property type

Residential
Townhouse

Suburb

Ocean Grove

Period - From

January
2024

to

January
2025

Source

Realestate.com.au

Comparable property sales

A These are the two 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
30 Epworth St, Ocean Grove	\$1,850,000	24/07/2023
26B Lelean St, Ocean Grove	\$1,900,000	01/12/2023

This Statement of Information was prepared on: 10/01/2025