

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/159 The Avenue

Indicative selling price

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

Single price \$ or range between \$835,000 & \$865,000

Median sale price

Median price \$770,875

Property type Unit

Suburb Ocean Grove

Period - From Nov 2024

to

Oct 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
2/65 The Avenue	\$880,000	22/10/2025
2/110 The Avenue	\$800,000	8/10/2025
3/77 Dare Street	\$847,000	30/4/2025

This Statement of Information was prepared on: 26/11/2025