

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$1,485,000

&

\$1,525,000

## Median sale price

Median price

\$975,000

Property type

Residential  
Townhouse

Suburb

Ocean Grove

Period - From

February  
2024

to

March 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: 12/03/2025