

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

Indicative selling price

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

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

Median sale price

Median price

\$780,000

Property type

Unit and apartment

Suburb

Ocean Grove

Period - From

October
2024

to

November
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
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	\$715,000	27/06/2025

This Statement of Information was prepared on: 05/12/2025