

# 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