

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2/7 Watkin Street Ocean Grove

Indicative selling price

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

or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

Comparable property sales – Delete A or B

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. 2/72 Tuckfield Street Ocean Grove	\$980,000	17/09/2026
2. 1/65 The Avenue Ocean Grove	\$1,000,000	28/03/2026
3. 2/37 President's Avenue Ocean Grove	\$1,045,000	30/06/2026

B The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: