

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

4/43-47 Presidents Avenue, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$650,000 & \$700,000

### Median sale price

Median price \$950,000 Property type Residential House Suburb Leopold

Period - From Jan 25 to Feb 26 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
1/15 Watkin Street, Ocean Grove	\$655,000	17/2/2026
18 Christopher Court, Ocean Grove	\$675,000	23/12/2025
2/12-14 Hurst Street, Ocean Grove	\$680,000	19/11/2025

This Statement of Information was prepared on: 08/01/2025