

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

40 Madeley Street, 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 \$940,000 & \$990,000

### Median sale price

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

Period - From March 2025 to Feb 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 |
|----------------------------------|-------------|--------------|
| 54 Bramwell Street, Ocean Grove  | \$959,000   | Oct 25       |
| 1/88 Powell Street, Ocean Grove  | \$870,000   | March 255    |
| 26 Presidents Avenue Ocean Grove | \$1,040,000 | Feb 26       |

This Statement of Information was prepared on: 12/03/26