Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode: 56 Bramwell Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price: $595,000

Median sale price

Median price: $482,000 Property Type: Vacant land Suburb: Ocean Grove

Period - From: 04/09/2024 to: 03/09/2025 Source: Property Data

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
3		

OR

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

This Statement of Information was prepared on: 04/01/2026 12:28

56 Bramwell Street, Ocean Grove Vic 3226



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Property Type: Land (Res)
Land Size: 281 sqm approx

Agent Comments

Indicative Selling Price
$650,000
Median Land Price
04/09/2024 - 03/09/2025: $482,000

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Fletchers | P: 03 5258 2833

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