

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

16 BELL STREET, OCEAN GROVE

Indicative selling price

\$1,750,000 - \$1,830,000

Median selling price

Median

\$950,000

Property type

HOUSE

Suburb

OCEAN GROVE

Period
From

**1 OCTOBER
2024**

To

**30 SEPTEMBER
2025**

Source

PRICEFINDER

Comparable property sales

11 BELL ST, OCEAN GROVE, VIC 3226

**PRICE
WITHHELD**

03/11/2025

5 CONNEWARRE PL, OCEAN GROVE, VIC 3226

\$1,876,000

16/07/2025

18B THE PDE, OCEAN GROVE, VIC 3226

\$1,675,000

04/11/2024

OCEAN X
PROPERTY

19/11/2025