

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

**16 BELL STREET, OCEAN GROVE**

Indicative selling price

**\$1,695,000 - \$1,780,000**

Median selling price

Median

**\$950,00**

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**

**\$1,725,000**

**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**



## 11 BELL ST, OCEAN GROVE

368m<sup>2</sup> | Sold November 2025 | \$1,725,000



## 5 CONNEWARRE PL

653.05m<sup>2</sup> | Sold July 2025 | \$1,876,000



## 18B THE PDE

375.15m<sup>2</sup> | Sold November 2025 | \$1,675,000