

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 MARMION CIRCUIT , OCEAN GROVE

Indicative selling price

\$1,350,000 - \$ 1,399,000

Median selling price

Median

\$950,000

Property
type

HOUSE

Suburb

OCEAN GROVE

Period
From

1 APRIL 2025

To

**31 MARCH
2026**

Source

PRICEFINDER

Comparable property sales

24 TRADER ST, OCEAN GROVE, VIC 3226

\$1,085,000

18/02/2026

17 CHEVIOT TCE, OCEAN GROVE, VIC 3226

\$1,140,000

17/12/2025

7 THETIS STREET, OCEAN GROVE VIC 3226

\$982,500

17/10/2025

OCEAN X
PROPERTY

19/02/2026



24 TRADER ST, OCEAN GROVE, VIC 3226

754.45m² | Sold February 2026 | \$1,085,000



17 CHEVIOT TCE, OCEAN GROVE, VIC 3226

622.9m² | Sold December 2025 | \$1,140,000



7 THETIS STREET, OCEAN GROVE VIC 3226

560.02m² | Sold October 2025 | \$982,500