

# 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

**61 SHOREBREAK WAY, OCEAN GROVE, VIC 3226**

**\$1,440,000**

**16/01/2026**

**17 CHEVIOT TCE, OCEAN GROVE, VIC 3226**

**\$1,140,000**

**17/12/2025**

**46 SHOREBREAK WAY, OCEAN GROVE VIC 3226**

**\$1,450,000**

**10/09/2025**

**OCEAN X**  
PROPERTY

**14/04/2026**



## 61 SHOREBREAK WAY, OCEAN GROVE, VIC 3226

632.8m<sup>2</sup> | Sold January 2026 | \$1,440,000



## 17 CHEVIOT TCE, OCEAN GROVE, VIC 3226

622.9m<sup>2</sup> | Sold December 2025 | \$1,140,000



## 46 SHOREBREAK WAY, OCEAN GROVE

595.2m<sup>2</sup> | Sold September 2025 | \$1,450,000