

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

16 BELL STREET, OCEAN GROVE

Indicative selling price

\$1,550,000 - \$1,700,000

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



11 BELL ST, OCEAN GROVE

368m² | Sold November 2025 | \$1,725,000



5 CONNEWARRE PL

653.05m² | Sold July 2025 | \$1,876,000



18B THE PDE

375.15m² | Sold November 2025 | \$1,675,000