

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 MARMION CIRCUIT , OCEAN GROVE

Indicative selling price

\$1,195,000- \$ 1,295,000

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



61 SHOREBREAK WAY, OCEAN GROVE, VIC 3226

632.8m² | Sold January 2026 | \$1,440,000



17 CHEVIOT TCE, OCEAN GROVE, VIC 3226

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



46 SHOREBREAK WAY, OCEAN GROVE

595.2m² | Sold September 2025 | \$1,450,000