

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

12 WARRUMBUNGLE CLOSE , OCEAN GROVE

Indicative selling price

\$730,000- \$ 799,000

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

58 DAINTREE WAY, OCEAN GROVE, VIC 3226

\$765,000

10/07/2025

40 PENLEIGH CRESCENT, OCEAN GROVE, VIC 3226

\$815,000

21/08/2025

10 BELVEDERE TERRACE,OCEAN GROVE VIC 3226

\$810,000

29/06/2025



58 DAINTREE WAY, OCEAN GROVE, VIC 3226

343.43m² | Sold July 2025 | \$765,000



40 PENLEIGH CRESCENT, OCEAN GROVE

625.35m² | Sold August 2025 | \$815,000



10 BELVEDERE TERRACE OCEAN GROVE

599.8m² | Sold June 2025 | \$810,000