

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

109 SUNSET STRIP

Indicative selling price

\$1,395,000 - \$1,495,000

Median selling price

Median

\$950,000

Property type

HOUSE

Suburb

OCEAN GROVE

Period  
From

19/06/2025

To

19/12/2025

Source

PRICEFINDER

Comparable property sales

10 ACHENAR CRT, OCEAN GROVE, VIC 3226

\$1,350,000

30/01/2025

12 SOMERDALE AVE, OCEAN GROVE, VIC 3226

\$1,400,000

13/08/2025

13 AQUILAE ST, OCEAN GROVE, VIC 3226

\$1,210,000

24/10/2025

**OCEAN X**  
PROPERTY

19/12/2025



10 Achenar Court

585m<sup>2</sup>

Sold January 2025

\$1,350,000



12 Somerdale Ave

633m<sup>2</sup>

Sold August 2025

\$1,400,000



13 Aquilae St

585m<sup>2</sup>

Sold October 2025

\$1,210,000