

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

36-38 GOANDRA DRIVE

Indicative selling price

\$2,000,000 - \$2,200,000

Median selling price

Median

\$947,500

Property
type

HOUSE

Suburb

OCEAN GROVE

Period
From

1 OCTOBER
2024

To

30 SEPTEMBER
2025

Source

PRICEFINDER

Comparable property sales

63-69 CONRAN DRIVE DR, OCEAN GROVE, VIC 3226

\$2,200,000

08/11/2024

20-22 CONRAN DR, OCEAN GROVE, VIC 3226

\$1,930,000

08/10/2025

20-22 CURRANGO WAY, OCEAN GROVE, VIC 3226

\$2,090,000

08/06/2024



63-69 Conran Dr

2,433m²

Sold November 2024

\$2.2m



20-22 Conran Dr

1,525m²

Sold October 2025

\$1,930,000



20-22 Currango Way

2,059m²

Sold June 2024

\$2,090,000