# 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 |

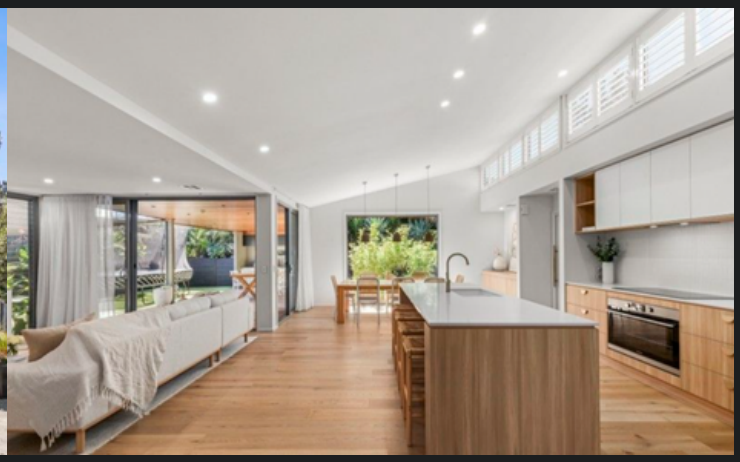
OCEAN X PROPERTY

19/11/2025



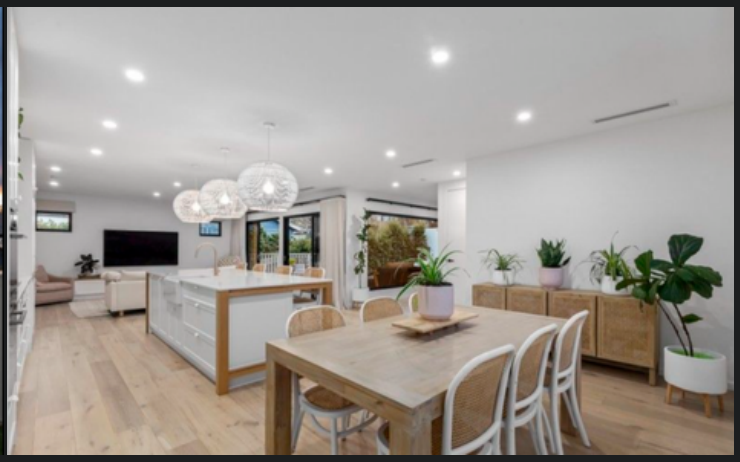

## 11 BELL ST, OCEAN GROVE

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