

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

47 Marmion Circuit, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$

or range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$955,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

April 2024

to

May 2025

Source

Realestate.com.au

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of Sale
11 Cerberus Dr, Ocean Grove	\$955,000	28/02/2025
14 Trader St, Ocean Grove	\$1,025,000	11/04/2025
6 Senna Circuit, Ocean Grove	\$1,165,000	22/04/2025

This Statement of Information was prepared on: 23/05/2025