

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

17 WETLAND WAY

Indicative selling price

\$895,000 - \$970,000

Median selling price

Median

\$950,000

Property
type

HOUSE

Suburb

OCEAN GROVE

Period
From

07/06/2025

To

05/12/2025

Source

PRICEFINDER

Comparable property sales

5 GUMDROP DR, OCEAN GROVE, VIC 3226

\$910,000

23/04/2025

111 SHOREBREAK WAY, OCEAN GROVE, VIC 3226

\$885,000

31/10/2025

105 SHOREBREAK WAY, OCEAN GROVE, VIC 3226

\$1,015,000

14/10/2025



5 GUMDROP DR

448m2

Sold April 2025

\$910,000

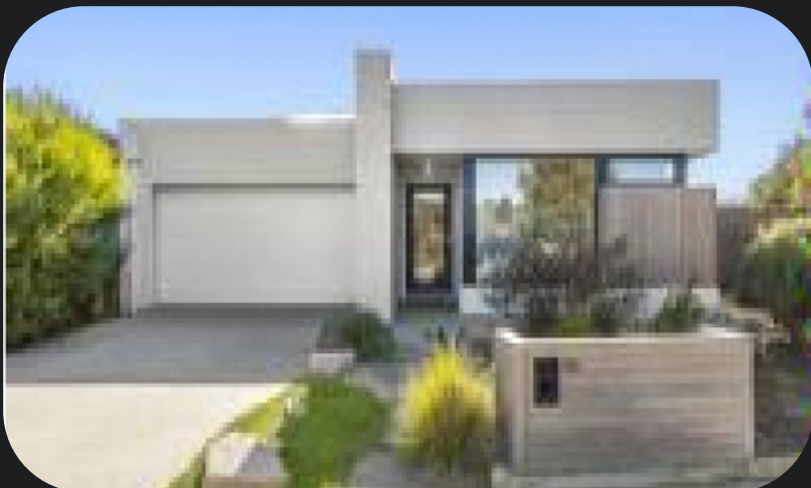


111 SHOREBREAK WAY

511m2

Sold October 2025

\$885,000



105 SHOREBREAK WAY

545m2

Sold October 2025

\$1,015,000