

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

68 CERBERUS DRIVE, OCEAN GROVE

Indicative selling price

\$850,000 - \$899,000

Median selling price

Median

\$945,000

Property
type

HOUSE

Suburb

OCEAN GROVE

Period
From

**1 OCTOBER
2024**

To

**30 SEPTEMBER
2025**

Source

PRICEFINDER

Comparable property sales

35 EMPRESS BVD, OCEAN GROVE, VIC 3226

\$875,000

25/08/2025

12 WYRALLAH ST, OCEAN GROVE, VIC 3226

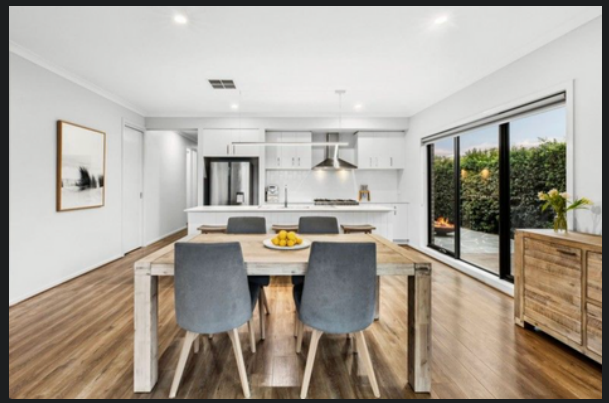
\$825,000

23/05/2025

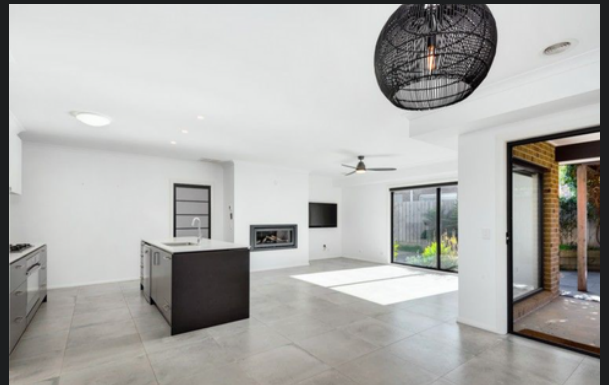
68 CERBERUS DR, OCEAN GROVE, VIC 3226

\$870,000

03/04/2025



68 Cerberus Dr
557m2 | Sold April 2025 | \$870,000



12 Wyrallah st
560m2 | Sold May 2025 | \$825,000



35 Empress Blvd
599m2 | Sold Aug 2025 | \$875,000