

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

152 Devlins Road, Ocean Grove

Indicative selling price

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

Single price \$

or range between

\$850,000

&

\$900,000

Median sale price

Median price

\$968,750

Property type

Residential House

Suburb

Ocean Grove

Period - From

April 2025

to

March 2026

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

16 Cheviot Terrace, Ocean Grove	\$925,000	27/11/2025
106 Devlins Road, Ocean Grove	\$922,000	27/03/2025
110 Devlins Road, Ocean Grove	\$897,000	21/02/2025

B The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

10/04/2026