

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 \$875,000 & \$925,000

Median sale price

Median price 950,000 Property type Residential House Suburb Ocean Grove

Period - From Mar 2025 to Feb 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
1. 16 Cheviot Terrace, Ocean Grove	\$925,000	27/11/2025
2. 106 Devlins Road, Ocean Grove	\$922,000	27/03/2025
3. 110 Devlins Road, Ocean Grove	\$897,000	21/02/2025

This Statement of Information was prepared on: 17/03/2026