

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 157 Devlins Road, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$940,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Ocean Grove"/>
Period - From	<input type="text" value="01/10/2024"/>	to	<input type="text" value="30/09/2025"/>	Source	<input type="text" value="REIV"/>

Comparable property sales (*Delete A or B below as applicable)

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	5 Cremona St OCEAN GROVE 3226	\$1,180,000	15/09/2025
2	6 Ambleside Pl OCEAN GROVE 3226	\$1,200,000	14/05/2025
3	9 Rayville St OCEAN GROVE 3226	\$1,165,000	13/02/2025

OR

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

This Statement of Information was prepared on:



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



Property Type: Land
Land Size: 570 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2025: \$940,000

Comparable Properties



5 Cremona St OCEAN GROVE 3226 (REI/VG)



Price: \$1,180,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 691 sqm approx

[Agent Comments](#)



6 Ambleside PI OCEAN GROVE 3226 (REI/VG)



Price: \$1,200,000
Method: Private Sale
Date: 14/05/2025
Property Type: House (Res)
Land Size: 607 sqm approx

[Agent Comments](#)



9 Rayville St OCEAN GROVE 3226 (REI/VG)



Price: \$1,165,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 576 sqm approx

[Agent Comments](#)

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