

# 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  
Including suburb and  
postcode

4/100 Devlins Road, Ocean Grove, Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$770,000

&

\$845,000

### Median sale price

Median price

\$965,000

Property type

House

Suburb

Ocean Grove

Period - From

01/01/2024

to

31/12/2024

Source



### 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 eighteen 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
3/100 Devlins Road, Ocean Grove, VIC 3226	\$766,750	09/01/2025
60 Omega Drive, Ocean Grove, VIC 3226	\$820,000	16/10/2023
37 Empress Bvd, Ocean Grove, VIC 3226	\$777,000	27/08/2024

**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 eighteen months.

This Statement of Information was prepared on: 13/01/2025