

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, 3226

Indicative selling price

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

Single price \$ or range between \$880,000 & \$950,000

Median sale price

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

Period - From Jan 2025 to Dec 2025 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

This Statement of Information was prepared on: 29/01/2026