

## 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 or  
locality and postcode  
12 Holliday Road, Lorne

#### Indicative selling price

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

Single price \$1,575,000

#### Median sale price

Median price	\$1,700,000	Property type	House	Suburb	Lorne
Period - From	1 Oct 24	to	30 Sep 25	Source	Realestate.com.au

#### Comparable property sales

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
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1. 41 Howard Street, Lorne	\$1,695,000	02.05.25
2. 13A Normanby Terrace, Lorne	\$1,925,000	25.01.25
3. 27 Normanby Terrace, Lorne	\$2,480,000	06.12.24

This Statement of Information was prepared on: 16 October 2025