## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	ffered	for	sale
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Address	
Including suburb or	15 Polwarth Road, Lorne
locality and postcode	

### Indicative selling price

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

Single price \$2,950,000

#### Median sale price

Median price	\$1,700,000		Property type	House		Suburb	Lorne
Period - From	1.10.24	to	30.09.25	Source	Realestate.c	om.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
1. 11 Deans Marsh Road, Lorne	\$2,623,500	9.11.25
2. 4B Tradewinds Avenue, Lorne	\$3,000,000	27.09.25
3. 74 Dorman Street, Lorne	\$2,500,000	1.09.25

This Statement of Information was prepared on: 13 Nov 2025

