

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

16 Polwarth Road, Lorne

Indicative selling price

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

Price \$1,695,000

Median sale price

Median price \$1,900,000

Property type House

Suburb Lorne

Period - From 1 Jan 24

to

31 Dec 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
1. 14 Fern Avenue, Lorne	\$1,900,000	18.07.25
2. 24 Dorman Street, Lorne	\$1,625,000	22.04.25
3. 15 Grand Parade, Lorne	\$1,305,000	1.07.25

This Statement of Information was prepared on: 9 January 2026