## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

Property offered for sa
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Address	
Including suburb or	5 Minapre Street, Lorne
locality and postcode	

### Indicative selling price

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

Single price \$1,775,000

## Median sale price

Median price	\$1,700,000		Property typ	e House	House		Lorne
Period - From	1.10.24	to	30.09.25	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. 31 Deans Marsh Road, Lorne	\$1,650,000	11.09.25
2. 41 Howard Street, Lorne	\$1,695,000	30.04.25
13a Normanby Terrace, Lorne	\$1,925,000	25.01.25

This Statement of Information was prepared on: 28.10.25

