

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

3 Waverley Avenue, Lorne

Indicative selling price

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

Price \$1,800,000

Median sale price

Median price \$1,940,000

Property type House

Suburb Lorne

Period - From 1 Mar 25

to

28 Feb 2026

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
3. 18 Smithers Street, Lorne	\$1,800,000	26/4/25

This Statement of Information was prepared on: 6 March 2026