

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