

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
140 Smith Street, Lorne

Indicative selling price

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

Price \$3,550,000

Median sale price

| | | | | | |
|---------------|-------------|---------------|----------|--------|-------------------|
| Median price | \$1,650,000 | Property type | House | Suburb | Lorne |
| Period - From | 1.11.24 | to | 31.10.25 | 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. 135 Smith Street, Lorne | \$4,200,000 | 20.9.25 |
| 2. 119 Smith Street, Lorne | \$2,750,000 | 25.6.25 |
| 3. 129 Smith Street, Lorne | \$4,250,000 | 24.1.25 |

This Statement of Information was prepared on: 24 Nov 2025