

# 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

53 Deans Marsh Road, Lorne Vic 3232

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,900,000

or range between

&

### Median sale price

Median price \$1,750,000

Property type House

Suburb Lorne Vic 3232

Period - From 26/11/2024

to

11/9/2025

Source realestate.com.au

**\*Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980**

### Comparable property sales (\*Delete A or B below as applicable)

OR B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property

Price

Date of sale

|                                       |             |            |
|---------------------------------------|-------------|------------|
| 1 17 Smithers Street, Lorne Vic 3232  | \$1,735,000 | 26/11/2024 |
| 2 10 Fern Avenue, Lorne Vic 3232      | \$1,970,000 | 19/4/2025  |
| 3 31 Deans Marsh Road, Lorne Vic 3232 | \$1,650,000 | 19/9/2025  |

This Statement of Information was prepared on: 29/9/2025