

# 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

150 Allenvale 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,982,500 Property Type House Suburb Lorne

Period - From 01/01/2025 to 31/12/2025 Source REIV

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

A\* 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	41 Howard St LORNE 3232	\$1,695,000	02/05/2025
2	680 Erskine Falls Rd LORNE 3232	\$1,590,000	20/10/2024
3	84 Smith St LORNE 3232	\$1,545,000	16/10/2024

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.~~

This Statement of Information was prepared on:

18/02/2026 15:02



4   
 2   
 4

**Property Type:** House  
**Land Size:** 2500 approx sqm  
 approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 Year ending December 2025: \$1,982,500

## Comparable Properties



41 Howard St LORNE 3232 (REI/VG)

Agent Comments

5   
 3   
 2

**Price:** \$1,695,000  
**Method:** Private Sale  
**Date:** 02/05/2025  
**Property Type:** House  
**Land Size:** 1070 sqm approx



680 Erskine Falls Rd LORNE 3232 (VG)

Agent Comments

3   
 -   
 -

**Price:** \$1,590,000  
**Method:** Sale  
**Date:** 20/10/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 44189 sqm approx



84 Smith St LORNE 3232 (REI/VG)

Agent Comments

2   
 1   
 3

**Price:** \$1,545,000  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** House  
**Land Size:** 506 sqm approx

Account - Atria Real Estate



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