

# 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

10 Grove Road, Lorne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price \$3,695,000

### Median sale price

Median price \$1,920,000

Property type House

Suburb Lorne

Period - From 1 Feb 25

to

31 Jan 26

Source Realestate.com.au

### Comparable property sales

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: 25 Feb 2026