

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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### Property offered for sale

Address  
Including suburb or locality and postcode  
11 Smith Street, Lorne Vic 3232

### Indicative selling price

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

Single price  or range between  \$1,800,000 &  \$1,900,000

### Median sale price

Median price	\$1,820,000	Property type	House	Suburb	Lorne Vic 3232
Period - From	21/4/2025	to	8/11/2025	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
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1 10 Fern Avenue, Lorne Vic 3232	\$1,970,000	21/4/2025
2 32A Richardson Boulevard, Lorne Vic 3232	\$2,065,000	28/8/2025
3 88 Smith Street, Lorne Vic 3232	\$1,995,000	8/11/2025

This Statement of Information was prepared on:  23/11/2025