

# 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

2A Tradewinds Avenue, Lorne

### Indicative selling price

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

Price

\$3,850,000

### Median sale price

Median price

\$1,585,000

Property type

House

Suburb

Lorne

Period - From

30 Jun 24

to

31 May 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. 76 Polwarth Road, Lorne	\$5,000,000	6.5.25
2. 49 Ocean Road, Lorne	\$5,200,000	4.10.25
3. 218 Mountjoy Parade, Lorne	\$4,630,000	16.12.24

This Statement of Information was prepared on: 1 July 2025