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	6/22-28 Mountjoy Parade, Lorne

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price	$1,030,000

Median sale price

Median price	$880,000	Property type	*Unit*	Suburb	Lorne
Period - From	1 Feb 25	to	31 Jan 26	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. 4/22-28 Mountjoy Parade, Lorne	$860,000	25.05.29
2. 22/4 Smith Street, Lorne	$1,175,000	18.11.24
3. 33/4 Smith Street, Lorne	$1,225,000	14.02.26

This Statement of Information was prepared on: 20 February 2026