

# 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

28/2 - 10 Ocean Road South, Lorne VIC 3232

### Indicative selling price

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

Single price \$1,250,000

### Median sale price

Median price \$1,955,000 Property type House Suburb Lorne

Period - From 1 Apr 2025 to 31 Mar 2026 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. 6/22 – 28 Mountjoy Parade, Lorne	\$1,100,000	19.03.26
2. 33/4 Smith Street, Lorne	\$1,225,000	14.02.26
3. 1/7 William Street, Lorne	\$1,230,000	04.09.25

This Statement of Information was prepared on: 23 April 2026