

## 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

11 Gwynne Avenue, Lorne, 3232

### Indicative selling price

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

Price \$2,200,000

### Median sale price

Median price

\$2,000,000

Property type

House

Suburb

Lorne

Period - From

1 Aug 25

to

31 Jul 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. 11 Deans Marsh Road, Lorne  | \$ 2,623,500 | 9/11/2025    |
| 2. 5 Howard St, Lorne          | \$ 2,000,000 | 31/01/2026   |
| 3. 20 Dorman St, Lorne         | \$ 2,000,000 | 27/11/2025   |

This Statement of Information was prepared on: 18/08/2026