

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

3 11-13 Belvedere Tce, Lorne

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$842,500

Property type

Unit

Suburb

Lorne

Period - From

1 Sep 25

to

31 Aug 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.

	Price	Date of sale
1. 2/48 Polwarth Rd	\$792,500	20.11.25
2. 24 2/10 Ocean Rd South	\$795,000	07.07.25
3. 2 22/28 Mountjoy Pde	\$860,000	01.02.26

This Statement of Information was prepared on: 29.06.2026