

# 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 32A Richardson Boulevard, Lorne Vic 3232

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,695,000 & \$1,795,000

### Median sale price

Median price \$1,700,000 Property type House Suburb Lorne Vic 3232

Period - From 5/9/2024 to 21/4/2025 Source Real Estate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
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1 21A Toorak Terrace, Lorne Vic 3232	\$1,545,000	5/9/2024
2 18 Smithers Street, Lorne Vic 3232	\$1,800,000	22/11/2024
3 10 Fern Avenue, Lorne Vic 3232	\$1,970,000	21/4/2025

This Statement of Information was prepared on: 8/5/2025