

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 and
postcode

40 Warburton Drive Lucas VIC 3350

Indicative selling price

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

Single Price

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Lucas

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

37 Chase Boulevard Alfredton VIC 3350	\$521,000	09-Sep-25
11 Mia Street Alfredton VIC 3350	\$520,000	04-Dec-25
35 Chase Boulevard Alfredton VIC 3350	\$565,000	04-Dec-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 2nd March 2026



**37 CHASE BOULEVARD
ALFREDTON VIC 3350**

 3  2  2

Sold Price

\$521,000

Sold Date **09-Sep-25**

Distance

1km



**11 MIA STREET ALFREDTON VIC
3350**

 3  2  1

Sold Price

\$520,000

Sold Date **04-Dec-25**

Distance

1.68km



**35 CHASE BOULEVARD
ALFREDTON VIC 3350**

 3  2  2

Sold Price

\$565,000

Sold Date **04-Dec-25**

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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