

# 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

88 Grainger Parade, Lucas Vic 3350

### Indicative selling price

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

Range between \$685,000 & \$750,000

### Median sale price

Median price \$635,000 Property Type House Suburb Lucas

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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
1	89 Shortridge Dr LUCAS 3350	\$749,000	18/06/2026
2	25 Moore Way LUCAS 3350	\$730,000	01/04/2026
3	25 Marxsen Pde LUCAS 3350	\$708,000	31/03/2026

**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:

02/07/2026 11:19



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**Property Type:** House  
**Land Size:** 576 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$685,000 - \$750,000  
**Median House Price**  
 Year ending March 2026: \$635,000

## Comparable Properties



**89 Shortridge Dr LUCAS 3350 (REI)**

Agent Comments

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**Price:** \$749,000  
**Method:** Private Sale  
**Date:** 18/06/2026  
**Property Type:** House  
**Land Size:** 564 sqm approx



**25 Moore Way LUCAS 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 01/04/2026  
**Property Type:** House  
**Land Size:** 480 sqm approx



**25 Marxsen Pde LUCAS 3350 (REI)**

Agent Comments

4   2   4

**Price:** \$708,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** House  
**Land Size:** 540 sqm approx

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