

# 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

16 McLeod Crescent, 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 \$750,000 & \$825,000

### Median sale price

Median price \$650,000 Property Type House Suburb Lucas

Period - From 01/07/2025 to 30/06/2026 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 | 8 Grainger Pde LUCAS 3350      | \$810,000 | 22/04/2026   |
| 2 | 3 Lovering Way LUCAS 3350      | \$785,000 | 01/04/2026   |
| 3 | 199 Shortridge Dr LUCAS 3350   | \$795,000 | 20/03/2026   |

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:

11/08/2026 09:58



**Property Type:** Land  
**Land Size:** 512 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median House Price**  
 Year ending June 2026: \$650,000

## Comparable Properties



**8 Grainger Pde LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 22/04/2026  
**Property Type:** House  
**Land Size:** 543 sqm approx



**3 Lovering Way LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 01/04/2026  
**Property Type:** House  
**Land Size:** 512 sqm approx



**199 Shortridge Dr LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 20/03/2026  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300