Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Saic

Address Including suburb and postcode

18 HUDSON CRESCENT LUCKNOW VIC 3875

Indicative selling price

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

Single Price	\$560,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$445,000	Prope	erty type	rpe House		Suburb	Lucknow
Period-from	01 Oct 2024	to	30 Sep 2	2025	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
10A CHARLES STREET LUCKNOW VIC 3875	\$530,000	16-Oct-24
17 OAKES GRANGE LUCKNOW VIC 3875	\$560,000	19-Dec-24
55 HUDSON CRESCENT LUCKNOW VIC 3875	\$630,000	08-May-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: 16 October 2025





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10A CHARLES STREET LUCKNOW Sold Price VIC 3875

\$530,000 Sold Date 16-Oct-24

Distance 0.35km



3875 **■** 3

17 OAKES GRANGE LUCKNOW VIC Sold Price

\$560,000 Sold Date 19-Dec-24

Distance 0.47km



55 HUDSON CRESCENT LUCKNOW Sold Price **VIC 3875**

\$630,000 Sold Date 08-May-25

Distance

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0.3km

RS = Recent sale

UN = Undisclosed Sale

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