

## 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

23 MARXSEN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Lucas

Period-from

01 Aug 2025

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 25 MARXSEN PARADE LUCAS VIC 3350    | \$708,000 | 20-Dec-25 |
| 12 CROWTHER DRIVE LUCAS VIC 3350    | \$760,000 | 17-Feb-25 |
| 100 SHORTRIDGE DRIVE LUCAS VIC 3350 | \$710,000 | 09-Feb-26 |

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: 12 August 2026



**25 MARXSEN PARADE LUCAS VIC 3350**

Sold Price

**\$708,000**

Sold Date **20-Dec-25**

 4  2  4

Distance **0.02km**



**12 CROWTHER DRIVE LUCAS VIC 3350**

Sold Price

**\$760,000**

Sold Date **17-Feb-25**

 5  2  1

Distance **0.25km**



**100 SHORTRIDGE DRIVE LUCAS VIC 3350**

Sold Price

**\$710,000**

Sold Date **09-Feb-26**

 4  3  2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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