

# 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

25 Fawcett Road, 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

\$749,000

&

\$769,000

### Median sale price

Median price

\$672,500

Property type

House

Suburb

Lucas

Period - From

01/11/2025

to

31/01/2026

Source



PropTrack

### 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 eighteen 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
9 O'Rourke Street, Lucas, VIC 3350	\$730,000	04/03/2025
25 Telfer Street, Lucas, VIC 3350	\$775,000	13/01/2026
11 Fawcett Road, Lucas, VIC 3350	\$710,000	21/08/2024

**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 eighteen months.~~

This Statement of Information was prepared on:

18/02/2026