

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

47 GRAINGER PARADE LUCAS VIC 3350

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

House

Suburb

Lucas

Period-from

01 Jan 2025

to

31 Dec 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

12 TUNBRIDGE STREET LUCAS VIC 3350	\$646,000	20-Nov-25
36 GRAINGER PARADE LUCAS VIC 3350	\$695,000	19-Nov-25
30 BLOMELEY DRIVE LUCAS VIC 3350	\$710,000	03-Oct-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.~~

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12 TUNBRIDGE STREET LUCAS VIC 3350

Sold Price

\$646,000

Sold Date

20-Nov-25

4 2 2

Distance

1.01km



36 GRAINGER PARADE LUCAS VIC 3350

Sold Price

\$695,000

Sold Date

19-Nov-25

4 2 2

Distance

0.12km



30 BLOMELEY DRIVE LUCAS VIC 3350

Sold Price

\$710,000

Sold Date

03-Oct-25

4 2 2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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