

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

8 BOTTLEBRUSH WAY 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Lucknow

Period-from

01 Dec 2024

to

30 Nov 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 LOMANDRA BOULEVARD LUCKNOW VIC 3875	\$660,000	24-Jun-24
5 MYRTLE PLACE LUCKNOW VIC 3875	\$665,000	13-Sep-24
5 MCLAREN AVENUE LUCKNOW VIC 3875	\$625,000	29-Jul-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: 24 December 2025

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**12 LOMANDRA BOULEVARD
LUCKNOW VIC 3875**

 4  2  2

Sold Price **\$660,000** Sold Date **24-Jun-24**

Distance **0.27km**



**5 MYRTLE PLACE LUCKNOW VIC
3875**

 4  2  2

Sold Price **\$665,000** Sold Date **13-Sep-24**

Distance **0.39km**



**5 MCLAREN AVENUE LUCKNOW
VIC 3875**

 4  2  2

Sold Price **\$625,000** Sold Date **29-Jul-25**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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