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 or locality and postcode	88 Grainger Parade, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $740,000 & $759,000

Median sale price

Median price $660,000 Property Type House Suburb Lucas

Period - From 01/01/2026 to 31/03/2026 Source REIV

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
1	47 Grainger Pde LUCAS 3350	$715,000	02/02/2026
2	12 Moore Way LUCAS 3350	$740,000	20/01/2026
3	21 Lakeland Dr LUCAS 3350	$742,500	21/11/2025

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: 11/05/2026 09:59

88 Grainger Parade, Lucas Vic 3350

Jason Ingram
0488 471 614
jason.ingram@fletchers.net.au

4 2 2

Property Type: House
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $759,000
Median House Price
March quarter 2026: $660,000

Comparable Properties

47 Grainger Pde LUCAS 3350 (REI)

4 2 2

Price: $715,000
Method: Private Sale
Date: 02/02/2026
Property Type: House
Land Size: 448 sqm approx

Agent Comments

12 Moore Way LUCAS 3350 (REI/VG)

3 2 2

Price: $740,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 352 sqm approx

Agent Comments

21 Lakeland Dr LUCAS 3350 (REI/VG)

4 2 2

Price: $742,500
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 525 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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