

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 \$785,000

&

\$815,000

Median sale price

Median price \$650,000

Property Type House

Suburb Lucas

Period - From 01/10/2025

to 31/12/2025

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	85 Shortridge Dr LUCAS 3350	\$805,000	16/12/2025
2	6 Llewellyn Ct LUCAS 3350	\$862,500	16/09/2025
3	6 Jarvis Way LUCAS 3350	\$810,000	27/06/2025

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:

29/01/2026 16:07



Property Type: Land
Land Size: 575 sqm approx
Agent Comments

Indicative Selling Price
\$785,000 - \$815,000
Median House Price
December quarter 2025: \$650,000

Comparable Properties



85 Shortridge Dr LUCAS 3350 (REI/VG)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 576 sqm approx



6 Llewellyn Ct LUCAS 3350 (REI/VG)

Agent Comments



Price: \$862,500
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 576 sqm approx



6 Jarvis Way LUCAS 3350 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 576 sqm approx

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