

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 88 Grainger Parade, Lucas Vic 3350
Including suburb or locality and postcode

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)



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

[Agent Comments](#)



6 Llewellyn Ct LUCAS 3350 (REI/VG)



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

[Agent Comments](#)



6 Jarvis Way LUCAS 3350 (REI/VG)



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

[Agent Comments](#)

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