

A yellow bicycle with a brown leather saddle and handlebars is parked on a paved surface. A wicker basket filled with pink flowers is attached to the front handlebars. The bicycle is positioned in front of a white picket fence with decorative posts. The background shows some trees and a building. A yellow rectangular box is in the top right corner.

RayWhite.

**Statement
of
information**

15 GODDARD STREET, LUCAS, VIC 3350

PREPARED BY WILL MUNRO , RAY WHITE BALLARAT, PHONE: +61 427 401 798

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**15 GODDARD STREET, LUCAS, VIC 3350**

4
 2
 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$735,000 to \$760,000**

Provided by: Will Munro , Ray White Ballarat

MEDIAN SALE PRICE

**LUCAS, VIC, 3350**

Suburb Median Sale Price (House)

\$625,000

01 October 2024 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

**31 QUIRK RD, LUCAS, VIC 3350**

4
 2
 2

Sale Price

***\$825,000**

Sale Date: 19/09/2025

Distance from Property: 429m

**4 WHATMAN ST, LUCAS, VIC 3350**

4
 2
 2

Sale Price

\$720,000

Sale Date: 31/07/2025

Distance from Property: 548m

**46 THURLING PDE, LUCAS, VIC 3350**

4
 3
 2

Sale Price

\$710,000

Sale Date: 04/06/2025

Distance from Property: 253m



This report has been compiled on 27/10/2025 by Ray White Ballarat. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

15 GODDARD STREET, LUCAS, VIC 3350

Indicative selling price

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

Price Range:

\$735,000 to \$760,000

Median sale price

Median price

\$625,000

Property type

House

Suburb

LUCAS

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
31 QUIRK RD, LUCAS, VIC 3350	*\$825,000	19/09/2025
4 WHATMAN ST, LUCAS, VIC 3350	\$720,000	31/07/2025
46 THURLING PDE, LUCAS, VIC 3350	\$710,000	04/06/2025

This Statement of Information was prepared on:

27/10/2025