

## 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

33 PEASNELL STREET LUCAS VIC 3350

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$895,000	&	\$950,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$635,000	Property type	Other	Suburb	Lucas
Period-from	01 Feb 2025	to	31 Jan 2026	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
34 BLOMELEY DRIVE LUCAS VIC 3350	\$920,000	28-Jan-26
20 HOLLIOAKE DRIVE LUCAS VIC 3350	\$910,000	17-Nov-25
23 BLOMELEY DRIVE LUCAS VIC 3350	\$960,000	15-Dec-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: 09 February 2026



**34 BLOOMELEY DRIVE LUCAS VIC 3350**

4 2 2

Sold Price

<sup>RS</sup> **\$920,000** Sold Date **28-Jan-26**

Distance **0.24km**



**20 HOLLOOAKE DRIVE LUCAS VIC 3350**

4 2 3

Sold Price

**\$910,000** Sold Date **17-Nov-25**

Distance **0.28km**



**23 BLOOMELEY DRIVE LUCAS VIC 3350**

4 2 2

Sold Price

**\$960,000** Sold Date **15-Dec-25**

Distance **0.33km**



**5 BLOOMELEY DRIVE LUCAS VIC 3350**

4 2 2

Sold Price

**\$910,000** Sold Date **08-Oct-25**

Distance **0.49km**



**8 POOLE WAY LUCAS VIC 3350**

4 3 2

Sold Price

**\$900,000** Sold Date **01-Jun-25**

Distance **0.23km**



**22 BUTLER STREET LUCAS VIC 3350**

3 2 3

Sold Price

Sold Date **14-Jul-25**

Distance **0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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