

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

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



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34 BLOMELEY DRIVE LUCAS VIC 3350

Sold Price

^{RS}

\$920,000

Sold Date

28-Jan-26

4 2 2

Distance

0.24km



20 HOLLIOAKE DRIVE LUCAS VIC 3350

Sold Price

\$910,000

Sold Date

17-Nov-25

4 2 3

Distance

0.28km



23 BLOMELEY DRIVE LUCAS VIC 3350

Sold Price

\$960,000

Sold Date

15-Dec-25

4 2 2

Distance

0.33km



5 BLOMELEY DRIVE LUCAS VIC 3350

Sold Price

\$910,000

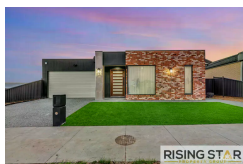
Sold Date

08-Oct-25

4 2 2

Distance

0.49km



8 POOLE WAY LUCAS VIC 3350

Sold Price

\$900,000

Sold Date

01-Jun-25

4 3 2

Distance

0.23km



22 BUTLER STREET LUCAS VIC 3350

Sold Price

Sold Date

14-Jul-25

3 2 3

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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