

## 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	13 BUTLER STREET LUCAS VIC 3350
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### 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	\$650,000	&	\$700,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$635,000	Property type	House	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
13 PERNONIE STREET LUCAS VIC 3350	\$650,000	19-Jan-26
19 CROPLEY STREET LUCAS VIC 3350	\$657,000	23-Oct-25
26 PERNONIE STREET LUCAS VIC 3350	\$685,000	12-Sep-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: 12 February 2026



**13 PERNONIE STREET LUCAS VIC 3350**

4 2 2

Sold Price

<sup>RS</sup> **\$650,000** Sold Date 19-Jan-26

Distance 0.41km



**19 CROPLEY STREET LUCAS VIC 3350**

4 2 2

Sold Price

**\$657,000** Sold Date 23-Oct-25

Distance 0.03km



**26 PERNONIE STREET LUCAS VIC 3350**

4 2 2

Sold Price

**\$685,000** Sold Date 12-Sep-25

Distance 0.32km

**RS** = Recent sale

**UN** = Undisclosed Sale

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