

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

3 CROWTHER DRIVE 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

\$999,000

&

\$1,098,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Lucas

Period-from

01 May 2025

to

30 Apr 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

3 EVANS WAY LUCAS VIC 3350	925000	13-Jun-25
23 BLOMELEY DRIVE LUCAS VIC 3350	960000	15-Dec-25
33 CARBERY WAY LUCAS VIC 3350	1100000	28-Nov-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: 19 May 2026

**3 EVANS WAY LUCAS VIC 3350**

Sold Price

925000

Sold Date

13-Jun-25
 4
  2
  2

Distance

0.04km**23 BLOMELEY DRIVE LUCAS VIC 3350**

Sold Price

960000

Sold Date

15-Dec-25
 4
  2
  2

Distance

1.54km**33 CARBERY WAY LUCAS VIC 3350**

Sold Price

1100000

Sold Date

28-Nov-25
 4
  3
  2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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