

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 or
locality and postcode

16 McLeod Crescent, Lucas Vic 3350

Indicative selling price

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

Range between \$775,000

&

\$845,000

Median sale price

Median price \$650,000

Property Type House

Suburb Lucas

Period - From 01/07/2025

to

30/06/2026

Source REIV

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
1	8 Grainger Pde LUCAS 3350	\$810,000	22/04/2026
2	3 Lovering Way LUCAS 3350	\$785,000	01/04/2026
3	199 Shortridge Dr LUCAS 3350	\$795,000	20/03/2026

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:

21/07/2026 13:33



Property Type: Land
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
 \$775,000 - \$845,000
Median House Price
 Year ending June 2026: \$650,000

Comparable Properties



8 Grainger Pde LUCAS 3350 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 22/04/2026
Property Type: House
Land Size: 543 sqm approx



3 Lovering Way LUCAS 3350 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 512 sqm approx



199 Shortridge Dr LUCAS 3350 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 648 sqm approx

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