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<br>Including suburb or locality and postcode | 3 Blythen Road, Lucas Vic 3350 |

## Indicative selling price

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

Single price $240,000

## Median sale price

Median price $300,000 Property Type Vacant land Suburb Lucas

Period - From 13/02/2025 to 12/02/2026 Source Property Data

## 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 | 63 Skylark Dr WINTER VALLEY 3358 | $230,000 | 12/02/2026 |
| 2 | 13 Maxi Dr WINTER VALLEY 3358 | $230,000 | 11/11/2025 |
| 3 | 25 Paterson St LUCAS 3350 | $270,000 | 15/09/2025 |

**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: 13/02/2026 20:48

# 3 Blythen Road, Lucas Vic 3350

JellisCraig




**Property Type:** Land
**Land Size:** 358 sqm approx

Agent Comments

**Indicative Selling Price**
$240,000
**Median Land Price**
13/02/2025 - 12/02/2026: $300,000

## Comparable Properties



**63 Skylark Dr WINTER VALLEY 3358 (REI)**

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**Price:** $230,000
**Method:** Private Sale
**Date:** 12/02/2026
**Property Type:** Land
**Land Size:** 375 sqm approx

Agent Comments



**13 Maxi Dr WINTER VALLEY 3358 (REI/VG)**

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**Price:** $230,000
**Method:** Private Sale
**Date:** 11/11/2025
**Property Type:** Land (Res)
**Land Size:** 352 sqm approx

Agent Comments



**25 Paterson St LUCAS 3350 (REI/VG)**

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**Price:** $270,000
**Method:** Private Sale
**Date:** 15/09/2025
**Property Type:** Land (Res)
**Land Size:** 369 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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