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	3 Holst Way, Lucas Vic 3350

Indicative selling price

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

Range between $395,000 & $425,000

Median sale price

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

Period - From 02/03/2025 to 01/03/2026 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	23 Shortridge Dr LUCAS 3350	$380,000	23/12/2025
2	12 Orourke St LUCAS 3350	$400,000	25/11/2025
3	27 Peasnell St LUCAS 3350	$390,000	04/09/2025

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: 02/03/2026 10:49

3 Holst Way, Lucas Vic 3350

JellisCraig



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Property Type: Land
Land Size: 921 sqm approx

Agent Comments

Indicative Selling Price
$395,000 - $425,000
Median Land Price
02/03/2025 - 01/03/2026: $300,000

Comparable Properties

23 Shortridge Dr LUCAS 3350 (VG)

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Agent Comments

Price: $380,000
Method: Sale
Date: 23/12/2025
Property Type: Land
Land Size: 640 sqm approx



12 Orourke St LUCAS 3350 (REI/VG)

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Agent Comments

Price: $400,000
Method: Private Sale
Date: 25/11/2025
Property Type: Land
Land Size: 700 sqm approx

27 Peasnell St LUCAS 3350 (REI/VG)

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Agent Comments

Price: $390,000
Method: Private Sale
Date: 04/09/2025
Property Type: Land (Res)
Land Size: 770 sqm approx

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

REIV THE DIFFERENCE

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