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	137 Shortridge Drive, Lucas Vic 3350

Indicative selling price

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

Range between $645,000 & $675,000

Median sale price

Median price $650,000 Property Type House Suburb Lucas

Period - From 01/10/2025 to 31/12/2025 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	13 Pernonie St LUCAS 3350	$650,000	19/01/2026
2	13 Mccallum St LUCAS 3350	$660,000	01/12/2025
3	18 Heathcote Dr LUCAS 3350	$657,500	31/10/2025

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: 23/02/2026 14:27

137 Shortridge Drive, Lucas Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 511 sqm approx

Agent Comments

Indicative Selling Price
$645,000 - $675,000
Median House Price
December quarter 2025: $650,000

Comparable Properties



13 Pernonie St LUCAS 3350 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 19/01/2026
Property Type: House
Land Size: 480 sqm approx

Agent Comments



13 Mccallum St LUCAS 3350 (VG)

4 - -

Price: $660,000
Method: Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 443 sqm approx

Agent Comments

18 Heathcote Dr LUCAS 3350 (VG)

4 - -

Price: $657,500
Method: Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 511 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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