Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 07/10/2026

Property offered for sale

Address
Including suburb and postcode: 16 Lee Road, Lucas Vic 3350

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick Veneer	4	2	3	156	571

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $735,000 & $760,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $665,000 | Property type House | Suburb Lucas

Period: from 01/04/2026 to 30/06/2026 | Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	46 Quirk Rd LUCAS 3350		
Sale price	$800,800	Date of sale	19/02/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	185	577

Comparable property 2

Address	11 Beaston Way LUCAS 3350		
Sale price	$770,000	Date of sale	14/01/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	150	576

Comparable property 3

Address	6 Jarvis Way LUCAS 3350		
Sale price	$810,000	Date of sale	27/06/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	165	576

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

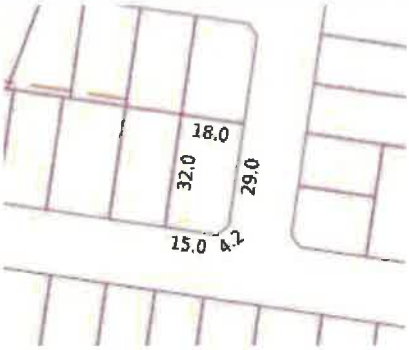
Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $735,000 Unconditional sale date 29/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=e7bffadde3c018bfc975aa855d6e1d4a

16 Lee Road, Lucas Vic 3350



4 2 3

Rooms: 8
Property Type: House
Land Size: 571 sqm approx

Agent Comments

Indicative Selling Price
$735,000 - $760,000
Median House Price
June quarter 2026: $665,000

Comparable Properties



46 Quirk Rd LUCAS 3350 (REI)

4 2 2

Price: $800,800
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments



11 Beaston Way LUCAS 3350 (REI)

4 2 2

Price: $770,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 576 sqm approx

Agent Comments



6 Jarvis Way LUCAS 3350 (REI)

4 2 2

Price: $810,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 576 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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