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	23 Grainger Parade, Lucas Vic 3350

Indicative selling price

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

Range between $310,000 & $330,000

Median sale price

Median price $315,000 Property Type Vacant land Suburb Lucas

Period - From 27/03/2024 to 26/03/2025 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	19 Fawcett Rd LUCAS 3350	$310,000	28/10/2024
2	15 Mcgeachin St LUCAS 3350	$315,000	06/09/2024
3	22 Eyckens Rd LUCAS 3350	$320,000	27/08/2024

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: 27/03/2025 10:34

23 Grainger Parade, Lucas Vic 3350



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Property Type: Land
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price
$310,000 - $330,000
Median Land Price
27/03/2024 - 26/03/2025: $315,000

Comparable Properties



19 Fawcett Rd LUCAS 3350 (REI/VG)

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Price: $310,000
Method: Private Sale
Date: 28/10/2024
Property Type: Land
Land Size: 626 sqm approx

Agent Comments

15 Mcgeachin St LUCAS 3350 (VG)

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Price: $315,000
Method: Sale
Date: 06/09/2024
Property Type: Land
Land Size: 576 sqm approx

Agent Comments



22 Eyckens Rd LUCAS 3350 (VG)

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Price: $320,000
Method: Sale
Date: 27/08/2024
Property Type: Land
Land Size: 640 sqm approx

Agent Comments

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

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