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	24 McLeod Crescent, Lucas Vic 3350

Indicative selling price

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

Single price $724,500

Median sale price

Median price $630,000 Property Type House Suburb Lucas

Period - From 20/03/2024 to 19/03/2025 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	26 Craven St LUCAS 3350	$745,000	04/12/2024
2	19 Gribble St LUCAS 3350	$750,000	31/07/2024
3	24 Pernonie St LUCAS 3350	$725,000	08/04/2024

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: 20/03/2025 16:56

24 McLeod Crescent, Lucas Vic 3350



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$724,500
Median House Price
20/03/2024 - 19/03/2025: $630,000

Comparable Properties



26 Craven St LUCAS 3350 (REI/VG)

4 2 2

Price: $745,000
Method: Private Sale
Date: 04/12/2024
Rooms: 7
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



19 Gribble St LUCAS 3350 (REI/VG)

4 2 2

Price: $750,000
Method: Private Sale
Date: 31/07/2024
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments



24 Pernonie St LUCAS 3350 (REI/VG)

4 2 2

Price: $725,000
Method: Private Sale
Date: 08/04/2024
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments

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

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