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	43 Martland Street, Lucas Vic 3350

Indicative selling price

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

Range between $560,000 & $590,000

Median sale price

Median price $595,000 Property Type House Suburb Lucas

Period - From 01/01/2025 to 31/03/2025 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	4 Soderstrom St LUCAS 3350	$555,000	27/03/2025
2	30 Marxsen Pde LUCAS 3350	$565,000	07/03/2025
3	12 Paterson St LUCAS 3350	$590,000	06/01/2025

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: 06/05/2025 14:55

43 Martland Street, Lucas Vic 3350



3 2 2

Property Type: House
Land Size: 414 sqm approx

Agent Comments

Indicative Selling Price
$560,000 - $590,000
Median House Price
March quarter 2025: $595,000

Comparable Properties



4 Soderstrom St LUCAS 3350 (REI)

3 2 2

Price: $555,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 330 sqm approx

Agent Comments



30 Marxsen Pde LUCAS 3350 (REI/VG)

3 2 2

Price: $565,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 448 sqm approx

Agent Comments



12 Paterson St LUCAS 3350 (REI/VG)

3 2 2

Price: $590,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 367 sqm approx

Agent Comments

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

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