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	20 Telfer Street, Lucas Vic 3350

Indicative selling price

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

Range between $355,000 & $375,000

Median sale price

Median price $655,000 Property Type House Suburb Lucas

Period - From 01/10/2024 to 31/12/2024 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	30 Todd St LUCAS 3350	$360,000	21/11/2024
2	253 Cuthberts Rd LUCAS 3350	$350,000	11/11/2024
3	27 Carbery Way LUCAS 3350	$340,000	22/03/2024

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: 04/03/2025 15:58

20 Telfer Street, Lucas Vic 3350



Property Type: Land
Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price
$355,000 - $375,000
Median House Price
December quarter 2024: $655,000

Comparable Properties

30 Todd St LUCAS 3350 (VG)

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Price: $360,000
Method: Sale
Date: 21/11/2024
Property Type: Land
Land Size: 680 sqm approx

Agent Comments

253 Cuthberts Rd LUCAS 3350 (VG)

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Price: $350,000
Method: Sale
Date: 11/11/2024
Property Type: Land
Land Size: 518 sqm approx

Agent Comments



27 Carbery Way LUCAS 3350 (REI/VG)

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Price: $340,000
Method: Private Sale
Date: 22/03/2024
Property Type: Land
Land Size: 528 sqm approx

Agent Comments

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

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