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	57 Crowther Drive, Lucas Vic 3350

Indicative selling price

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

Range between $625,000 & $645,000

Median sale price

Median price $630,000 Property Type House Suburb Lucas

Period - From 06/03/2024 to 05/03/2025 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	20 Kernick St LUCAS 3350	$650,000	10/01/2025
2	10 Yates St LUCAS 3350	$655,000	06/11/2024
3	18 Overall St LUCAS 3350	$635,000	11/07/2024

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: 06/03/2025 13:18

57 Crowther Drive, Lucas Vic 3350



4 2 2

Property Type: House
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price $625,000 - $645,000
Median House Price 06/03/2024 - 05/03/2025: $630,000

Comparable Properties



20 Kernick St LUCAS 3350 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 10/01/2025
Property Type: House
Land Size: 512 sqm approx

Agent Comments



10 Yates St LUCAS 3350 (REI/VG)

4 2 2

Price: $655,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 499 sqm approx

Agent Comments



18 Overall St LUCAS 3350 (REI/VG)

4 2 2

Price: $635,000
Method: Private Sale
Date: 11/07/2024
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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