

# 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

84 Shortridge Drive, Lucas Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$290,000

&

\$310,000

### Median sale price

Median price \$620,000

Property Type House

Suburb Lucas

Period - From 01/07/2024

to

30/06/2025

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	47 Sullivan St LUCAS 3350	\$300,000	15/05/2025
2	11 Marxsen Pde LUCAS 3350	\$290,000	02/05/2025
3	2 Sneddon Way LUCAS 3350	\$310,000	29/01/2025

**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:

08/07/2025 12:34



**Property Type:** Land  
**Land Size:** 585 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$290,000 - \$310,000  
**Median House Price**  
Year ending June 2025: \$620,000

## Comparable Properties



**47 Sullivan St LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 15/05/2025  
**Property Type:** Land  
**Land Size:** 607 sqm approx



**11 Marxsen Pde LUCAS 3350 (REI)**

**Agent Comments**



**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 02/05/2025  
**Property Type:** Land (Res)  
**Land Size:** 600 sqm approx



**2 Sneddon Way LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 29/01/2025  
**Property Type:** Land  
**Land Size:** 645 sqm approx

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