

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 and
postcode

45 BALFOURS ROAD LUCKNOW VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Lucknow

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

95 MUSSELWHITES ROAD LUCKNOW VIC 3875	\$845,000	22-Aug-24
45 SALMONDS ROAD GRANITE ROCK VIC 3875	\$730,000	10-Jul-25
4 RONWIN COURT GRANITE ROCK VIC 3875	\$1,130,000	21-Jan-25

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: 30 October 2025

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**95 MUSSELWHITES ROAD
LUCKNOW VIC 3875**

 5  3  6

Sold Price

\$845,000

Sold Date **22-Aug-24**

Distance

1.83km



**45 SALMONDS ROAD GRANITE
ROCK VIC 3875**

 4  2  1

Sold Price

\$730,000

Sold Date **10-Jul-25**

Distance

2.64km



**4 RONWIN COURT GRANITE ROCK
VIC 3875**

 4  2  4

Sold Price

\$1,130,000

Sold Date **21-Jan-25**

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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