

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

8 Mcgeachin Street, Lucas Vic 3350

Indicative selling price

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

Range between \$699,000 & \$720,000

Median sale price

Median price \$644,000 Property Type House Suburb Lucas

Period - From 27/04/2025 to 26/04/2026 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	47 Grainger Pde LUCAS 3350	\$715,000	02/02/2026
2	12 Moore Way LUCAS 3350	\$740,000	20/01/2026
3	21 Moore Way LUCAS 3350	\$710,000	16/01/2026

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:

27/04/2026 16:51

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Indicative Selling Price

\$699,000 - \$720,000

Median House Price

27/04/2025 - 26/04/2026: \$644,000



3 3 2

Property Type: House

Land Size: 448 sqm approx

Agent Comments

BALLARAT
PROPERTY AGENTS

Comparable Properties



47 Grainger Pde LUCAS 3350 (REI)

Agent Comments

4 2 2

Price: \$715,000

Method: Private Sale

Date: 02/02/2026

Property Type: House

Land Size: 448 sqm approx



12 Moore Way LUCAS 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000

Method: Private Sale

Date: 20/01/2026

Property Type: House

Land Size: 352 sqm approx



21 Moore Way LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$710,000

Method: Private Sale

Date: 16/01/2026

Property Type: House (Res)

Land Size: 540 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408