

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

88 Grainger Parade, Lucas Vic 3350

Indicative selling price

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

Range between \$745,000 & \$775,000

Median sale price

Median price \$650,000 Property Type House Suburb Lucas

Period - From 01/10/2025 to 31/12/2025 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	11 Beaston Way LUCAS 3350	\$770,000	14/01/2026
2	6 Soderstrom St LUCAS 3350	\$770,000	08/01/2026
3	85 Shortridge Dr LUCAS 3350	\$787,000	21/08/2025

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:

02/03/2026 13:06



4 2 2

Property Type: House
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$745,000 - \$775,000
Median House Price
December quarter 2025: \$650,000

Comparable Properties



11 Beaston Way LUCAS 3350 (REI)

Agent Comments

4 2 2

Price: \$770,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 576 sqm approx



6 Soderstrom St LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$770,000
Method: Private Sale
Date: 08/01/2026
Property Type: House
Land Size: 511 sqm approx



85 Shortridge Dr LUCAS 3350 (REI)

Agent Comments

4 2 2

Price: \$787,000
Method: Private Sale
Date: 21/08/2025
Property Type: House (Res)

Account - Fletchers | P: 03 5333 4797