

## 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

38 HUDSON CRESCENT LUCKNOW VIC 3875

### Indicative selling price

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

Single Price

\$680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Lucknow

Period-from

01 Mar 2025

to

28 Feb 2026

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

1 KOORALBYN COURT EASTWOOD VIC 3875	\$678,000	20-Jan-26
8 LOMANDRA BOULEVARD LUCKNOW VIC 3875	\$690,000	15-Aug-25
53 HUDSON CRESCENT LUCKNOW VIC 3875	\$690,000	24-Apr-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.~~

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**1 KOORALBYN COURT EASTWOOD** Sold Price

RS

**\$678,000**

 Sold Date **20-Jan-26**
 4
  2
  3

 Distance **1.38km**

**8 LOMANDRA BOULEVARD**
**LUCKNOW VIC 3875**

Sold Price

**\$690,000**

 Sold Date **15-Aug-25**
 4
  2
  2

 Distance **1.21km**

**53 HUDSON CRESCENT LUCKNOW** Sold Price

**VIC 3875**

 Sold Date **24-Apr-25**
 4
  2
  -

 Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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