

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

13 MOORE WAY LUCAS VIC 3350

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Lucas

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

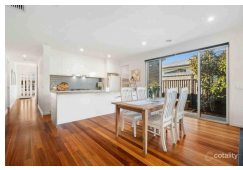
Date of sale

7 MELLISH STREET LUCAS VIC 3350	\$662,000	05-Sep-25
5 LORENSINI ROAD LUCAS VIC 3350	\$685,000	07-May-25
77 GRAINGER PARADE LUCAS VIC 3350	\$640,000	02-Sep-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: 06 October 2025



7 MELLISH STREET LUCAS VIC 3350

 4
  2
  2

Sold Price

^{RS}

\$662,000

Sold Date

05-Sep-25

Distance

0.34km



5 LORENSINI ROAD LUCAS VIC 3350

 4
  2
  2

Sold Price

\$685,000

Sold Date

07-May-25

Distance

0.79km



77 GRAINGER PARADE LUCAS VIC 3350

 4
  2
  2

Sold Price

\$640,000

Sold Date

02-Sep-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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