Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 26/11/2026

Property offered for sale

Address
Including suburb and postcode: 25 Peasnell Street, Lucas Vic 3350

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	N/A	N/A	731

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $395,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $321,276 Property type: Land Suburb: Lucas

Period: from 26/11/2025 to 25/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	70 Thurling Pde LUCAS 3350		
Sale price	$390,000	Date of sale	22/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	132 Willoby Dr ALFREDTON 3350		
Sale price	$385,000	Date of sale	20/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land (Res)	N/A	N/A	0	N/A	421

Comparable property 3

Address	23 Shortridge Dr LUCAS 3350		
Sale price	$395,000	Date of sale	18/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land (Res)	N/A	N/A	0	N/A	640

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=bada9f24998be15e4a0b6a42e1a9f6df

25 Peasnell Street, Lucas Vic 3350

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Property Type: Land
Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price
$395,000
Median Land Price
26/11/2025 - 25/11/2026: $321,276

Comparable Properties



70 Thurling Pde LUCAS 3350 (Agent)

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Price: $390,000
Method: Private Sale
Date: 22/10/2026
Property Type: Land

Agent Comments



132 Willoby Dr ALFREDTON 3350 (Agent)

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Price: $385,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Land (Res)
Land Size: 421 sqm approx

Agent Comments



23 Shortridge Dr LUCAS 3350 (Agent)

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Price: $395,000
Method: Private Sale
Date: 18/05/2026
Property Type: Land (Res)
Land Size: 640 sqm approx

Agent Comments

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