

# 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

19 O'shannassy Pde, Lucas Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$669,950

### 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	12 Moore Way LUCAS 3350	\$740,000	20/01/2026
2	15 Kernick St LUCAS 3350	\$671,000	21/10/2025
3	7 Mellish St LUCAS 3350	\$662,000	08/09/2025

**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:

04/02/2026 11:21



**Property Type:** House  
**Land Size:** 625 sqm approx  
**Agent Comments**

## Comparable Properties



**12 Moore Way LUCAS 3350 (REI)**

**Agent Comments**



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 20/01/2026  
**Property Type:** House  
**Land Size:** 352 sqm approx



**15 Kernick St LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$671,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 507 sqm approx



**7 Mellish St LUCAS 3350 (VG)**

**Agent Comments**



**Price:** \$662,000  
**Method:** Sale  
**Date:** 08/09/2025  
**Property Type:** House (Res)  
**Land Size:** 420 sqm approx