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	7 HARRIS DRIVE 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	$745,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$649,500	Property type	House	Suburb	Lucas
Period-from	01 Sep 2025	to	31 Aug 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
22 GRAINGER PARADE LUCAS VIC 3350	$770,000	15-Sep-26
33 MOORE WAY LUCAS VIC 3350	$740,000	02-Sep-26
45 OSHANNASSY PARADE LUCAS VIC 3350	$755,000	17-Aug-26

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: 16 September 2026

CONSUMER AFFAIRS VICTORIA

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22 GRAINGER PARADE LUCAS VIC 3350

4 2 -

Sold Price RS $770,000 Sold Date 15-Sep-26

Distance 1.04km



33 MOORE WAY LUCAS VIC 3350

4 2 -

Sold Price RS $740,000 Sold Date 02-Sep-26

Distance 0.91km



45 OSHANNASSY PARADE LUCAS VIC 3350

4 2 2

Sold Price RS $755,000 Sold Date 17-Aug-26

Distance 0.46km

RS = Recent sale UN = Undisclosed Sale

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