

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 O'Callaghan Parade, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000 & \$625,000

Median sale price

Median price \$660,000 Property Type House Suburb Lucas

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	51 Daly Dr LUCAS 3350	\$580,000	08/05/2026
2	9 Oberon St ALFREDTON 3350	\$597,000	14/04/2026
3	50 Chase Blvd ALFREDTON 3350	\$601,000	23/03/2026

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/05/2026 14:18



Property Type: House
Land Size: 307 sqm approx
 Agent Comments

Indicative Selling Price
 \$575,000 - \$625,000
Median House Price
 March quarter 2026: \$660,000

Comparable Properties



51 Daly Dr LUCAS 3350 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 08/05/2026
Property Type: House



9 Oberon St ALFREDTON 3350 (REI)

Agent Comments



Price: \$597,000
Method: Private Sale
Date: 14/04/2026
Rooms: 5
Property Type: House (Res)



50 Chase Blvd ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$601,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 389 sqm approx