

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

5 Crowther Drive, Lucas Vic 3350

Indicative selling price

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

Range between \$675,000

&

\$715,000

Median sale price

Median price \$665,000

Property Type House

Suburb Lucas

Period - From 01/04/2026

to 30/06/2026

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	12a Clovedale Av ALFREDTON 3350	\$675,000	16/07/2026
2	42 Peasnell St LUCAS 3350	\$675,000	19/06/2026
3	5 Gribble St LUCAS 3350	\$650,000	18/06/2026

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:

02/09/2026 14:31



 4  2  2

Property Type: Residential House

Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price

\$675,000 - \$715,000

Median House Price

June quarter 2026: \$665,000

Comparable Properties



12a Clovedale Av ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$675,000

Method: Private Sale

Date: 16/07/2026

Property Type: House (Res)



42 Peasnell St LUCAS 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$675,000

Method: Private Sale

Date: 19/06/2026

Property Type: House (Res)

Land Size: 560 sqm approx



5 Gribble St LUCAS 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$650,000

Method: Private Sale

Date: 18/06/2026

Property Type: House

Land Size: 375 sqm approx

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