

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

8 Hutchinson Drive, Lucas Vic 3350

Indicative selling price

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

Range between \$815,000

&

\$865,000

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 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	27 Blomeley Dr LUCAS 3350	\$900,000	27/02/2026
2	34 Blomeley Dr LUCAS 3350	\$920,000	28/01/2026
3	20 Hollioake Dr LUCAS 3350	\$910,000	25/11/2025

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:

06/05/2026 14:21



 4  2  2

Property Type: Land
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$815,000 - \$865,000
Median House Price
March quarter 2026: \$660,000

Comparable Properties



27 Blomeley Dr LUCAS 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$900,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 512 sqm approx



34 Blomeley Dr LUCAS 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$920,000
Method: Private Sale
Date: 28/01/2026
Property Type: House
Land Size: 511 sqm approx



20 Hollioake Dr LUCAS 3350 (REI/VG)

Agent Comments

 4  2  3

Price: \$910,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 700 sqm approx

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