

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 Mcgeachin Street, Lucas Vic 3350

Indicative selling price

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

Range between \$900,000

&

\$910,000

Median sale price

Median price \$640,000

Property Type House

Suburb Lucas

Period - From 23/03/2025

to

22/03/2026

Source Property Data

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	22 Butler St LUCAS 3350	\$900,000	14/07/2025
2	3 Blomeley Dr LUCAS 3350	\$790,000	25/09/2025
3	27 Blomeley Dr LUCAS 3350	\$900,000	27/02/2026

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:

23/03/2026 14:09

8 Mcgeachin Street, Lucas Vic 3350

BALLARAT
PROPERTY AGENTS

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Indicative Selling Price

\$900,000 - \$910,000

Median House Price

23/03/2025 - 22/03/2026: \$640,000



Property Type: Land

Land Size: 448 sqm approx

Agent Comments

Comparable Properties

22 Butler St LUCAS 3350 (REI)

Agent Comments



Price: \$900,000

Method:

Date: 14/07/2025

Property Type: House

3 Blomeley Dr LUCAS 3350 (REI)

Agent Comments



Price: \$790,000

Method:

Date: 25/09/2025

Property Type: House



27 Blomeley Dr LUCAS 3350 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 27/02/2026

Property Type: House

Land Size: 512 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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