

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

104 SHORTRIDGE 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Lucas

Period-from

01 Feb 2025

to

31 Jan 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

52 SHORTRIDGE DRIVE LUCAS VIC 3350	\$360,000	10-Feb-26
59 SULLIVAN STREET LUCAS VIC 3350	\$370,000	08-Sep-25
78 MESSENGER PARADE LUCAS VIC 3350	\$322,551	03-Dec-25

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: 25 February 2026



52 SHORTRIDGE DRIVE LUCAS VIC 3350

Sold Price

RS

\$360,000

Sold Date

10-Feb-26

4

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Distance

0.57km



59 SULLIVAN STREET LUCAS VIC 3350

Sold Price

\$370,000

Sold Date

08-Sep-25

-

-

-

Distance

0.45km



78 MESSENGER PARADE LUCAS VIC 3350

Sold Price

\$322,551

Sold Date

03-Dec-25

4

2

-

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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