

# 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 93 Messenger Parade, Lucas Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$690,000

### 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 | 13 Kernick St LUCAS 3350       | \$680,000 | 08/12/2025   |
| 2 | 15 Kernick St LUCAS 3350       | \$671,000 | 21/10/2025   |
| 3 | 5 Lorensini Rd LUCAS 3350      | \$685,000 | 07/05/2025   |

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: 20/05/2026 12:51



4   2   2

**Property Type:** House  
**Land Size:** 392 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$670,000 - \$690,000  
**Median House Price**  
 March quarter 2026: \$660,000

## Comparable Properties

13 Kernick St LUCAS 3350 (VG)

Agent Comments

4   -   -

**Price:** \$680,000  
**Method:** Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)  
**Land Size:** 507 sqm approx



15 Kernick St LUCAS 3350 (REI/VG)

Agent Comments

3   2   4

**Price:** \$671,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 507 sqm approx



5 Lorensini Rd LUCAS 3350 (REI/VG)

Agent Comments

3   2   2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 07/05/2025  
**Property Type:** House  
**Land Size:** 600 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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