

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

55 BALFOURS ROAD LUCKNOW VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Lucknow

Period-from

01 Nov 2024

to

31 Oct 2025

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

20 WILLIAM COURT LUCKNOW VIC 3875	\$1,050,000	24-Jul-25
22 CLIFTON TERRACE WY YUNG VIC 3875	\$1,107,500	18-Mar-25
4 RONWIN COURT GRANITE ROCK VIC 3875	\$1,130,000	21-Jan-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.~~

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20 WILLIAM COURT LUCKNOW VIC 3875

 5  3  5

Sold Price **\$1,050,000** Sold Date **24-Jul-25**

Distance **0.13km**



22 CLIFTON TERRACE WY YUNG VIC 3875

 4  2  7

Sold Price **\$1,107,500** Sold Date **18-Mar-25**

Distance **1.29km**



4 RONWIN COURT GRANITE ROCK VIC 3875

 4  2  4

Sold Price **\$1,130,000** Sold Date **21-Jan-25**

Distance **1.8km**

RS = Recent sale **UN** = Undisclosed Sale

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