

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

39 HUDSON CRESCENT 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

\$240,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$199,000

Property type

Land

Suburb

Lucknow

Period-from

01 Jan 2025

to

31 Dec 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

31 HUDSON CRESCENT LUCKNOW VIC 3875	\$215,000	06-Mar-25
46 HUDSON CRESCENT LUCKNOW VIC 3875	\$210,000	18-Nov-25
19 MCCALLUM DRIVE EASTWOOD VIC 3875	\$255,000	23-Apr-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: 12 January 2026

Casey Skipp

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E office@cspropertygroup.com.au



31 HUDSON CRESCENT LUCKNOW VIC 3875

Sold Price

\$215,000

Sold Date

06-Mar-25

 -  -  -

Distance

0.08km



46 HUDSON CRESCENT LUCKNOW VIC 3875

Sold Price

\$210,000

Sold Date

18-Nov-25

 -  -  -

Distance

0.09km



19 MCCALLUM DRIVE EASTWOOD VIC 3875

Sold Price

\$255,000

Sold Date

23-Apr-25

 -  -  -

Distance

0.95km



3 GLENDON DRIVE EASTWOOD VIC 3875

Sold Price

\$257,500

Sold Date

21-Aug-24

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Distance

1.24km



58 TIMBARRA DRIVE EASTWOOD VIC 3875

Sold Price

\$250,000

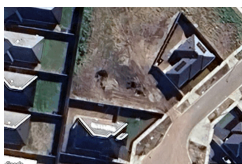
Sold Date

14-Nov-24

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Distance

1.29km



23 MESSMATE MEWS LUCKNOW VIC 3875

Sold Price

\$199,000

Sold Date

26-Mar-25

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Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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24 SILVERTOP STREET LUCKNOW
VIC 3875

Sold Price\$195,000Sold Date26-Mar-25

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Distance1.49km

RS = Recent saleUN = Undisclosed Sale

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