



Lucas

# Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

LUCAS SUBURB REPORT

## Median house price<sup>1</sup>

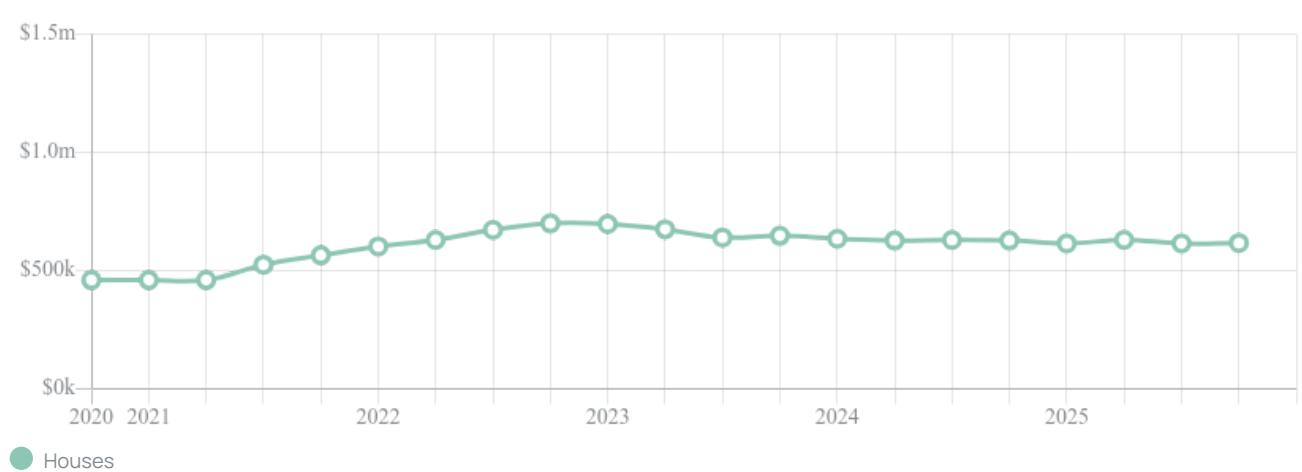
Median

**\$617k**

Quarterly price change

**0.32% ↑**

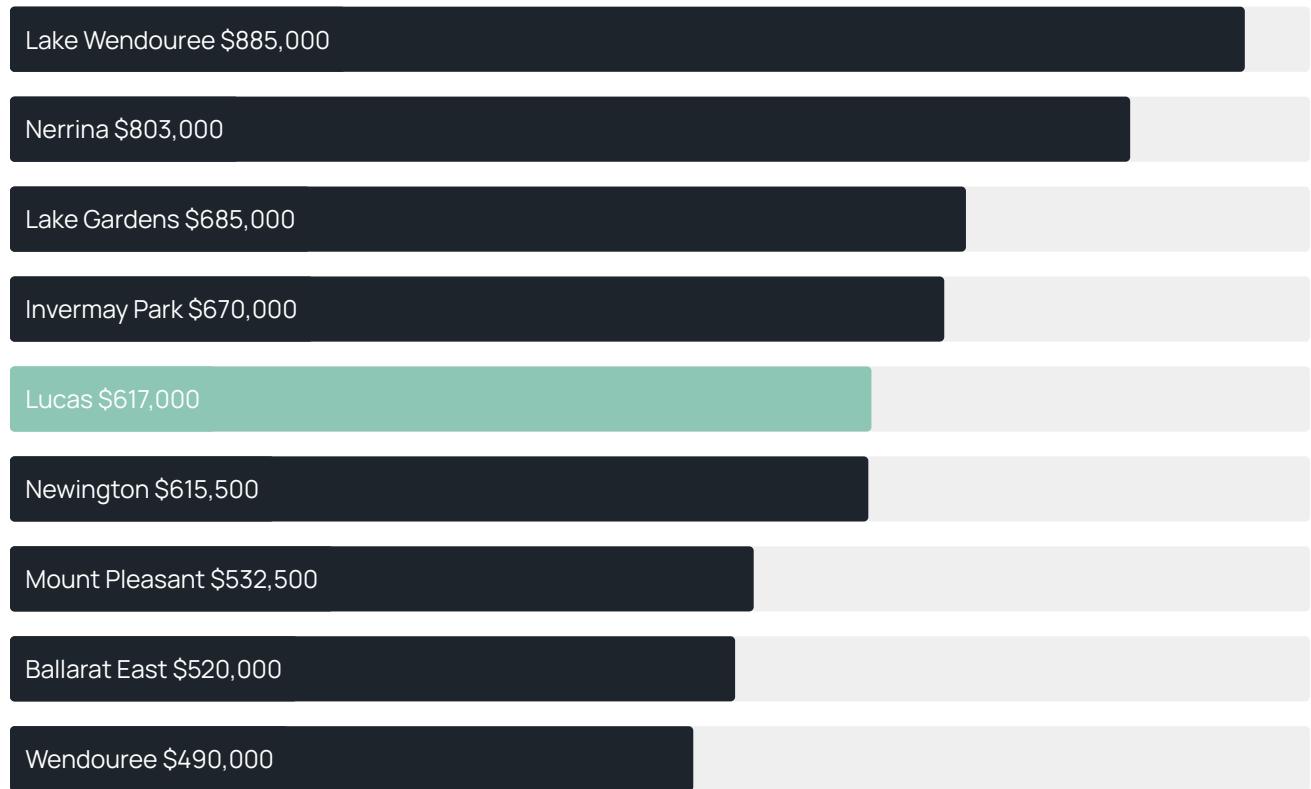
## Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## LUCAS SUBURB REPORT

### Median house price<sup>1</sup>



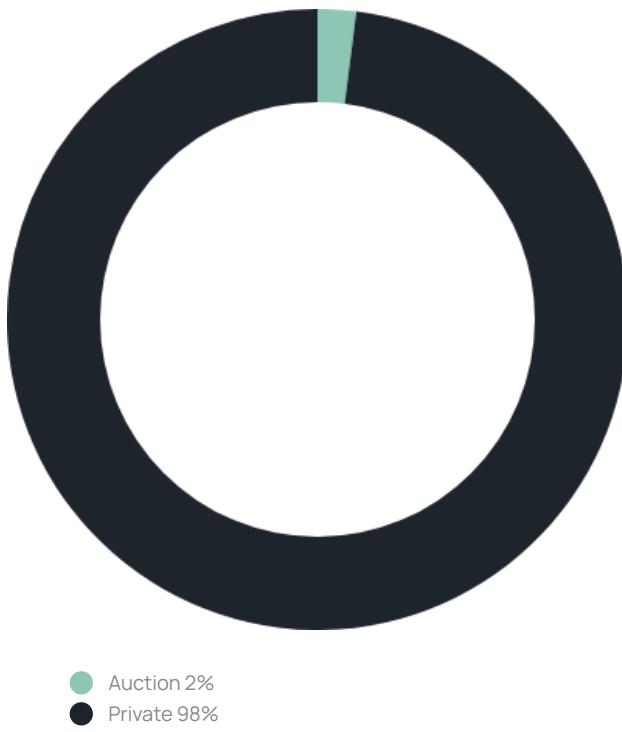
### Median unit price<sup>1</sup>



# Sales Snapshot

LUCAS SUBURB REPORT

## Sale method<sup>2</sup>



Median days on market<sup>3</sup>

76 days

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Jellis Craig average inspection attendance per listing<sup>4</sup>

76 groups

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Average hold period<sup>1</sup>

2.5 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 98% ● Units 2%

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## Ownership<sup>5</sup>



● Owned outright 23% ● Mortgaged 46% ● Rented 31%

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## Population<sup>5</sup>

2,994

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Median asking rent<sup>1</sup>

\$480 per week

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## Population growth<sup>5</sup>

195.27%

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Rental yield<sup>1</sup>

3.81%

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## Median age<sup>5</sup>

32 years

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Median household size<sup>5</sup>

2.8 people

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## LUCAS SUBURB REPORT

### Recent Lucas sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 34 Blomeley Dr Lucas	4	House	\$920,000	28 Jan 2026
 11 Craven St Lucas	3	House	\$610,000	28 Jan 2026
 11 Beaston Way Lucas	4	House	\$770,000	14 Jan 2026
 25 Telfer St Lucas	4	House	\$775,000	13 Jan 2026
 33 Carbery Way Lucas	4	House	\$1,100,000	12 Jan 2026
 6 Soderstrom St Lucas	4	House	\$770,000	08 Jan 2026
 24 Warburton Dr Lucas	3	House	\$628,000	23 Dec 2025
 14 Shortridge Dr Lucas	4	House	\$730,000	19 Dec 2025
 85 Shortridge Dr Lucas	4	House	\$805,000	16 Dec 2025
 16 Ainsworth St Lucas	4	House	\$650,000	11 Dec 2025

# Sold Properties

## LUCAS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Goddard St Lucas	3	House	\$612,500	09 Dec 2025
 20 Lorensini Rd Lucas	4	House	\$618,000	05 Dec 2025
 1 Whatman St Lucas	4	House	\$595,000	02 Dec 2025
 13 McCallum St Lucas	4	House	\$660,000	01 Dec 2025
 32 Craven St Lucas	4	House	\$621,000	01 Dec 2025
 12 Gibson St Lucas	4	House	\$800,000	27 Nov 2025
 22 Hollioake Dr Lucas	3	House	\$625,000	26 Nov 2025
 4 Eleanor Dr Lucas	4	House	\$730,000	26 Nov 2025
 20 Hollioake Dr Lucas	4	House	\$910,000	25 Nov 2025
 21 Lakeland Dr Lucas	4	House	\$742,500	21 Nov 2025

# Sold Properties

## LUCAS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 10 Holst Way Lucas	3	House	\$735,000	21 Nov 2025
 12 Tunbridge St Lucas	4	House	\$646,000	20 Nov 2025
 36 Grainger Pde Lucas	4	House	\$695,000	19 Nov 2025
 92 Grainger Pde Lucas	4	House	\$575,000	14 Nov 2025
 12 Matheson St Lucas	4	House	\$606,000	14 Nov 2025
 31 Hutchinson Dr Lucas	4	House	\$619,000	13 Nov 2025
 3 Whatman St Lucas	3	House	\$585,000	13 Nov 2025
 23 Crowther Dr Lucas	4	House	\$660,000	13 Nov 2025
 8 Lorensini Rd Lucas	4	House	\$610,000	12 Nov 2025
 6 Sutcliffe St Lucas	4	House	\$761,000	12 Nov 2025



**Jellis Craig Ballarat**  
1211 Sturt Street, Ballarat  
03 5329 2500

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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