



Lucas

# Suburb Report

---

Your connection to property insights



**JellisCraig**

# Property Prices

LUCAS SUBURB REPORT

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

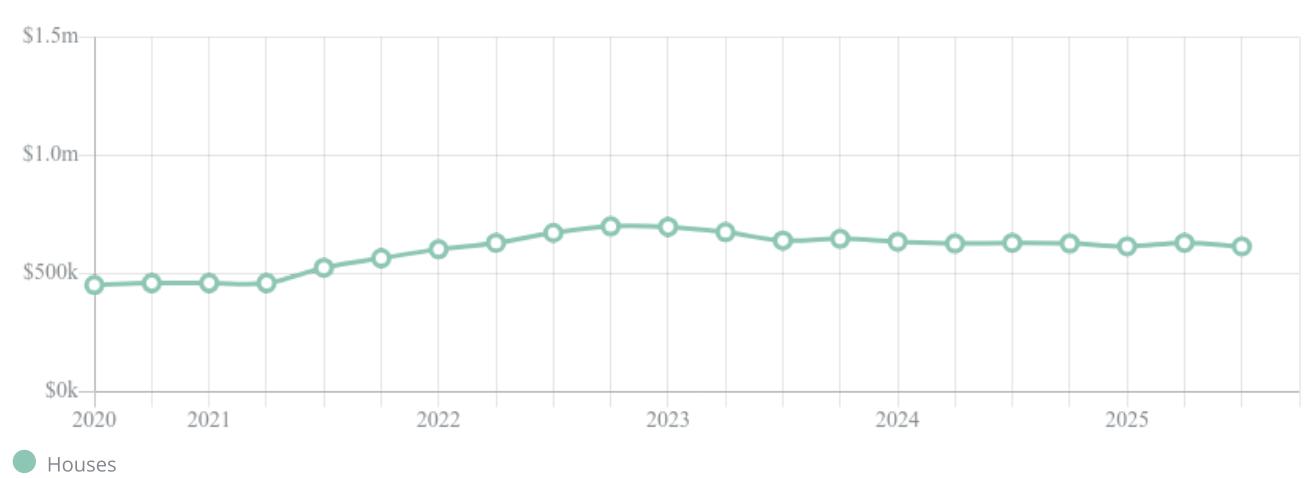
Median

**\$615k**

Quarterly price change

**-2.38% ↓**

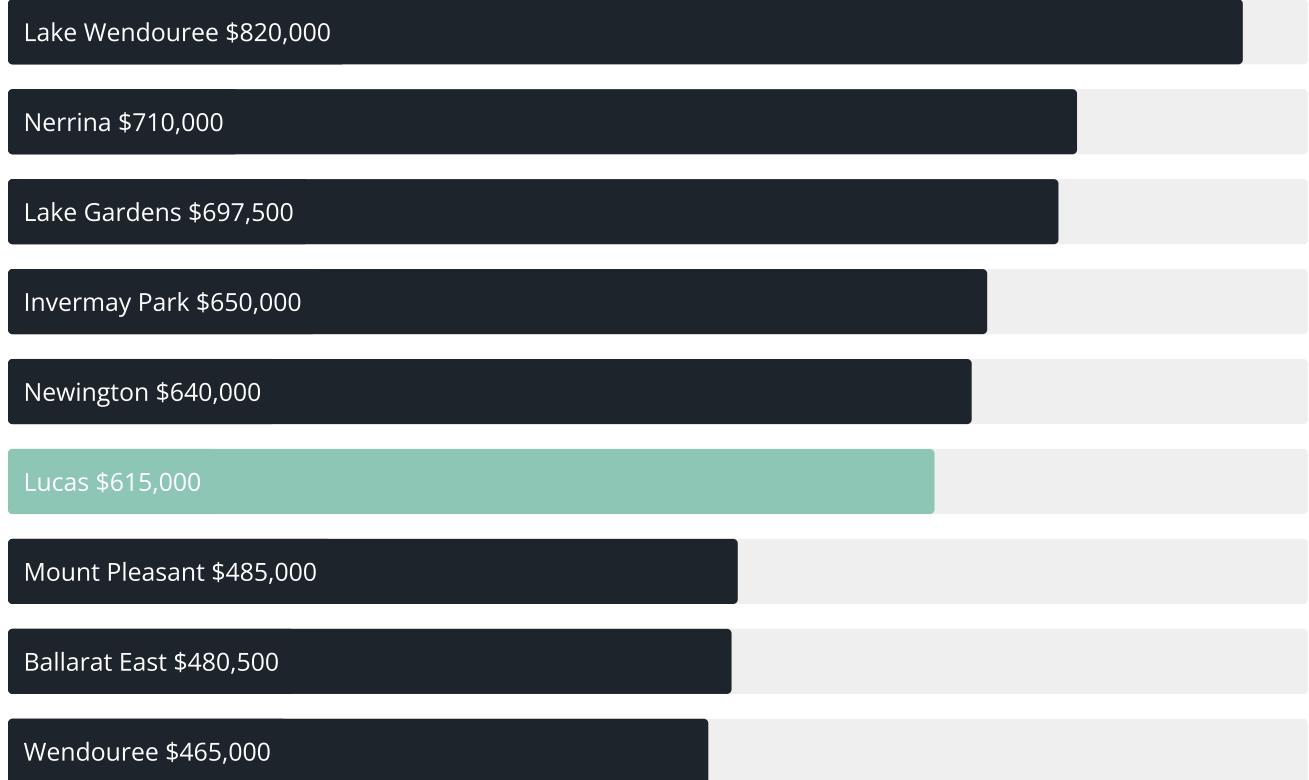
## Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## LUCAS SUBURB REPORT

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



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



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



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



## Population<sup>5</sup>

2,994

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

195.27%

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

32 years

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

43 days

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

43 groups

Average hold period<sup>1</sup>

2.5 years

## Ownership<sup>5</sup>



## Median asking rent<sup>1</sup>

\$475 per week

## Rental yield<sup>1</sup>

3.81%

## Median household size<sup>5</sup>

2.8 people

## 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
 14 Shortridge Dr Lucas	4	House	\$730,000	19 Dec 2025
 85 Shortridge Dr Lucas	4	House	\$805,000	16 Dec 2025
 32 Craven St Lucas	4	House	\$621,000	01 Dec 2025
 22 Hollioake Dr Lucas	3	House	\$625,000	26 Nov 2025
 4 Eleanor Dr Lucas	4	House	\$730,000	26 Nov 2025
 21 Lakeland Dr Lucas	4	House	\$742,500	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
 12 Matheson St Lucas	4	House	\$606,000	14 Nov 2025
 23 Crowther Dr Lucas	4	House	\$660,000	13 Nov 2025

# Sold Properties

## LUCAS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Whatman St Lucas	3	House	\$585,000	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
 42 Crowther Dr Lucas	3	House	\$610,000	12 Nov 2025
 15 Marshall Rd Lucas	4	House	\$561,500	10 Nov 2025
 20 Moore Way Lucas	4	House	\$760,000	10 Nov 2025
 4 Pernonie St Lucas	4	House	\$605,000	06 Nov 2025
 8 Kernick St Lucas	4	House	\$705,000	05 Nov 2025
 49 Warburton Dr Lucas	2	House	\$415,000	05 Nov 2025
 13 Brind Way Lucas	4	House	\$610,000	03 Nov 2025

# Sold Properties

## LUCAS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	4	House	\$657,500	31 Oct 2025
18 Heathcote Dr Lucas				
	3	House	\$649,000	29 Oct 2025
25 Hutchinson Dr Lucas				
	3	House	\$645,000	28 Oct 2025
1 Rooney Cr Lucas				
	4	House	\$600,000	24 Oct 2025
29 Betteridge St Lucas				
	4	House	\$645,000	24 Oct 2025
13 Whatman St Lucas				
	4	House	\$657,000	23 Oct 2025
19 Cropley St Lucas				
	4	House	\$550,000	22 Oct 2025
4 Warburton Dr Lucas				
	4	House	\$650,500	21 Oct 2025
1 Harris Dr Lucas				
	3	House	\$671,000	21 Oct 2025
15 Kernick St Lucas				
	4	House	\$667,000	17 Oct 2025
38 Crowther Dr Lucas				



**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 08/01/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.