



Lucas

Suburb Report



Your connection to property insights



JellisCraig

LUCAS SUBURB REPORT

Median house price¹

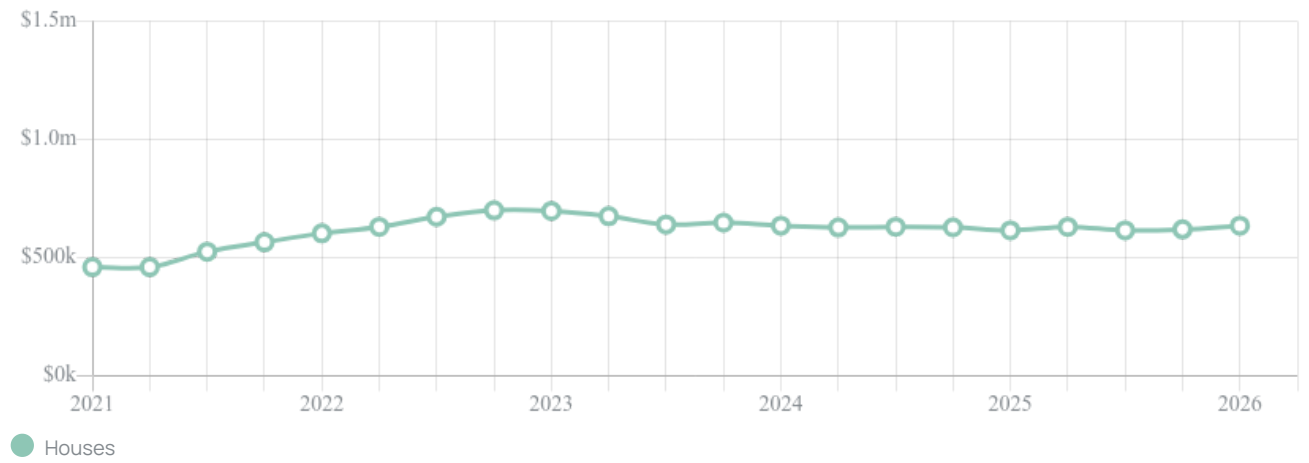
Median

\$635k

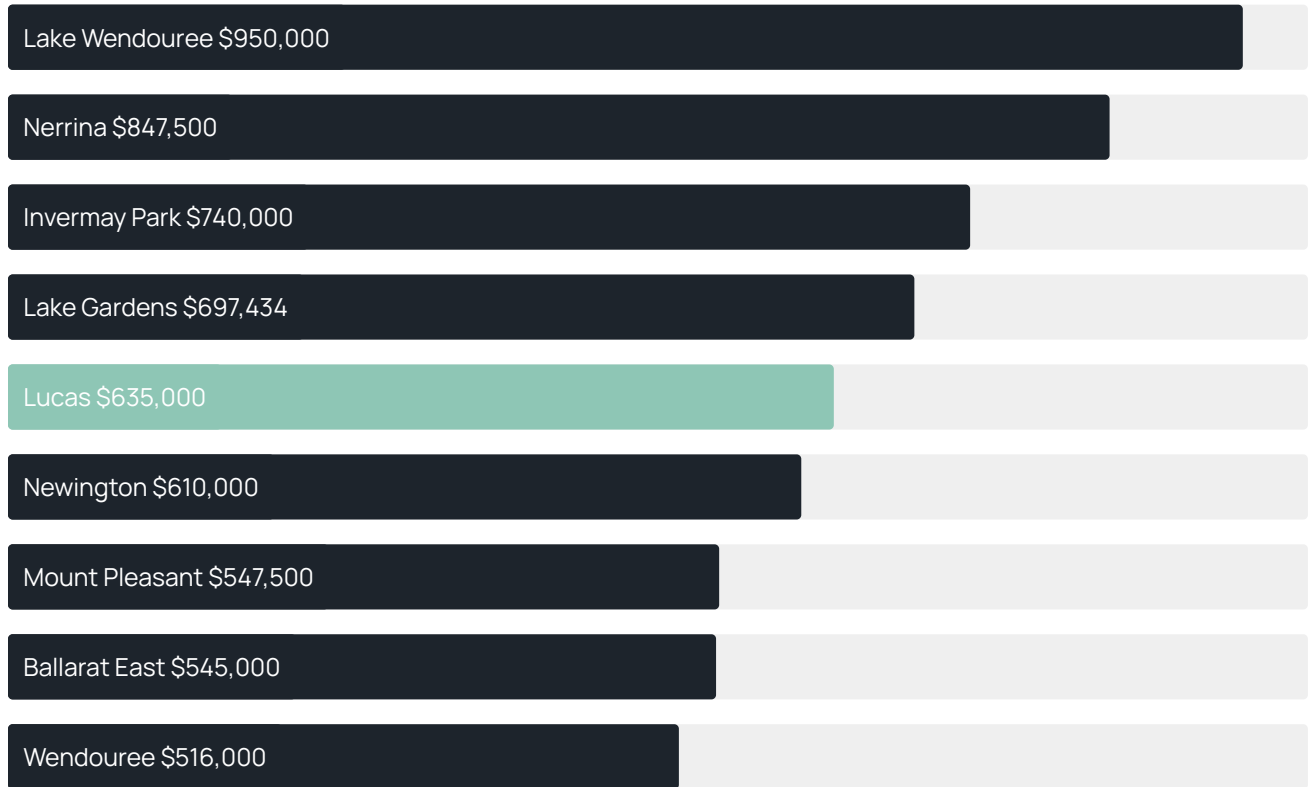
Quarterly price change

2.58% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 1%
● Private 99%

Auction clearance rate³

100%

Median days on market³

71 days

Jellis Craig average inspection attendance per listing⁴

71 groups

Average hold period¹

2.5 years

Dwelling type⁵



● Houses 98% ● Units 2%

Ownership⁵



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

Population⁵

2,994

Median asking rent¹

\$480 per week

Population growth⁵

195.27%

Rental yield¹

3.81%

Median age⁵

32 years











Median household size⁵

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 29 Evans Way Lucas	3	House	\$610,000	24 Apr 2026
 1 Gribble St Lucas	4	House	\$650,000	22 Apr 2026
 8 Grainger Pde Lucas	4	House	\$810,000	22 Apr 2026
 25 Fawcett Rd Lucas	4	House	\$750,000	21 Apr 2026
 12 Hollioake Dr Lucas	5	House	\$1,290,000	18 Apr 2026
 13 Westcott Dr Lucas	4	House	\$910,000	16 Apr 2026
 3 Rooney Cr Lucas	4	House	\$655,000	14 Apr 2026
 7 Wilmott St Lucas	4	House	\$610,000	13 Apr 2026
 168 Shortridge Dr Lucas	4	House	\$645,000	09 Apr 2026
 13 Butler St Lucas	4	House	\$630,000	02 Apr 2026

LUCAS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 15 Westcott Dr Lucas	4	House	\$805,000	01 Apr 2026
 3 Lovering Way Lucas	4	House	\$785,000	01 Apr 2026
 25 Moore Way Lucas	4	House	\$730,000	01 Apr 2026
 12 Marshall Rd Lucas	4	House	\$640,000	26 Mar 2026
 14 Goddard St Lucas	3	House	\$660,000	19 Mar 2026
 40 Warburton Dr Lucas	3	House	\$550,000	13 Mar 2026
 19 OShannassy Pde Lucas	3	House	\$665,000	12 Mar 2026
 137 Shortridge Dr Lucas	4	House	\$655,000	11 Mar 2026
 17 Cahill Cl Lucas	3	House	\$590,000	10 Mar 2026
 7 Crowther Dr Lucas	0	Land	\$317,500	06 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 54 Warburton Dr Lucas	3	House	\$540,000	05 Mar 2026
 10 Mctaggart St Lucas	3	House	\$570,000	05 Mar 2026
 1 Tunbridge St Lucas	4	House	\$865,000	04 Mar 2026
 7 Gingell Way Lucas	4	House	\$635,000	04 Mar 2026
 3 Polkinghorne Vw Lucas	5	House	\$1,601,000	28 Feb 2026
 6 Bayfield St Lucas	3	House	\$662,000	27 Feb 2026
 27 Blomeley Dr Lucas	4	House	\$900,000	27 Feb 2026
 29 Daly Dr Lucas	4	House	\$575,000	26 Feb 2026
 12 Sutcliffe St Lucas	4	House	\$620,000	25 Feb 2026
 15 Goddard St Lucas	4	House	\$705,000	20 Feb 2026



Jellis Craig Ballarat
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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 01/05/2026

- 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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