

# 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 or  
locality and postcode

31 Faversham Avenue, Lake Gardens Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$835,000 & \$875,000

### Median sale price

Median price \$695,000

Property Type House

Suburb Lake Gardens

Period - From 12/08/2024

to 11/08/2025

Source Property Data

### 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.

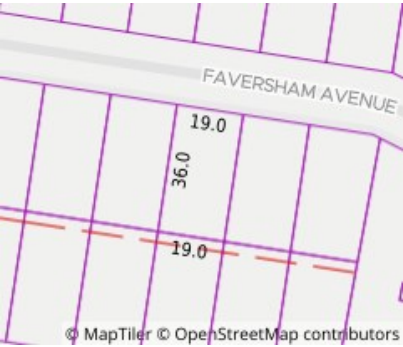
	Address of comparable property	Price	Date of sale
1	19 St Michaels PI LAKE GARDENS 3355	\$845,000	18/02/2025
2	37 Stirling Dr LAKE GARDENS 3355	\$870,000	26/11/2024
3	27 St Chester Av LAKE GARDENS 3355	\$850,000	19/10/2024

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:

12/08/2025 08:58



4 2 2

**Property Type:** House  
**Land Size:** 684 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$835,000 - \$875,000  
**Median House Price**  
12/08/2024 - 11/08/2025: \$695,000

## Comparable Properties



**19 St Michaels PI LAKE GARDENS 3355 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 18/02/2025  
**Property Type:** House  
**Land Size:** 505 sqm approx



**37 Stirling Dr LAKE GARDENS 3355 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 26/11/2024  
**Property Type:** House (Res)  
**Land Size:** 731 sqm approx



**27 St Chester Av LAKE GARDENS 3355 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 19/10/2024  
**Property Type:** House  
**Land Size:** 603 sqm approx