

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

73 Faversham Avenue, Lake Gardens Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$810,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Lake Gardens

Period - From

28/07/2025

to

27/07/2026

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	31 Faversham Av LAKE GARDENS 3355	\$850,000	10/03/2026
2	3 Faversham Av LAKE GARDENS 3355	\$780,000	23/12/2025
3	24 St Michaels PI LAKE GARDENS 3355	\$865,000	23/10/2025

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:

28/07/2026 08:22



4 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$810,000

Median House Price

28/07/2025 - 27/07/2026: \$700,000

Comparable Properties



31 Faversham Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 10/03/2026

Property Type: House (Res)

Land Size: 684 sqm approx



3 Faversham Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$780,000

Method: Private Sale

Date: 23/12/2025

Property Type: House

Land Size: 659 sqm approx



24 St Michaels PI LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$865,000

Method: Private Sale

Date: 23/10/2025

Property Type: House (Res)

Land Size: 495 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408