

## 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 and  
postcode

3 CINNAMON DRIVE LAKE GARDENS VIC 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,245,000

&

\$1,285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,500

Property type

House

Suburb

Lake Gardens

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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

|   |             |           |
|---|-------------|-----------|
| 1778 STURT STREET ALFREDTON VIC 3350      | \$1,515,000 | 31-Oct-22 |
| 21C RUSSELL STREET NEWINGTON VIC 3350     | \$1,450,000 | 05-Sep-22 |
| 10 THE BOULEVARDE LAKE WENDOUREE VIC 3350 | \$1,445,000 | 22-Jul-22 |

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: 14/04/2026



**1778 STURT STREET ALFREDTON  
VIC 3350**

 4  3  3

Sold Price

**\$1,515,000**

Sold Date

**31-Oct-22**

Distance

**1.67km**



**21C RUSSELL STREET NEWINGTON  
VIC 3350**

 4  2  2

Sold Price

**\$1,450,000**

Sold Date

**05-Sep-22**

Distance

**2.21km**



**10 THE BOULEVARDE LAKE  
WENDOUREE VIC 3350**

 4  2  2

Sold Price

**\$1,445,000**

Sold Date

**22-Jul-22**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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