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	32 St Andrews Place, Lake Gardens Vic 3355

Indicative selling price

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

Range between $625,000 & $665,000

Median sale price

Median price $679,000 Property Type House Suburb Lake Gardens

Period - From 02/12/2024 to 01/12/2025 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	6 Sage Cl ALFREDTON 3350	$650,000	01/10/2025
2	18 Cardigan Av ALFREDTON 3350	$628,000	02/07/2025
3	12 Aspect Pde ALFREDTON 3350	$630,000	24/10/2024

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: 02/12/2025 14:39

32 St Andrews Place, Lake Gardens Vic 3355

JellisCraig



3 2 2

Property Type: House
Land Size: 397 sqm approx

Agent Comments

Indicative Selling Price
$625,000 - $665,000
Median House Price
02/12/2024 - 01/12/2025: $679,000

Comparable Properties



6 Sage Cl ALFREDTON 3350 (REI/VG)

3 2 2

Price: $650,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)

Agent Comments



18 Cardigan Av ALFREDTON 3350 (REI/VG)

3 2 2

Price: $628,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 366 sqm approx

Agent Comments



12 Aspect Pde ALFREDTON 3350 (REI/VG)

3 2 2

Price: $630,000
Method: Private Sale
Date: 24/10/2024
Property Type: House
Land Size: 367 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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