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<br>Including suburb or locality and postcode | 13 Garden Court, Lake Gardens Vic 3355 |

## Indicative selling price

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

Range between $630,000 & $665,000

## Median sale price

Median price $765,000 Property Type House Suburb Lake Gardens

Period - From 01/01/2026 to 31/03/2026 Source REIV

## 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 eighteen 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 | 4 St Clare Av LAKE GARDENS 3355 | $677,500 | 30/12/2025 |
| 2 | | | |
| 3 | | | |

**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 eighteen months.

This Statement of Information was prepared on: 05/05/2026 10:45

# 13 Garden Court, Lake Gardens Vic 3355

JellisCraig

Tim Valpied
5329 2500
0418 504 169
timvalpied@jelliscraig.com.au



3 2 2

**Rooms:** 4
**Property Type:** House
**Land Size:** 420 sqm approx

Agent Comments

**Indicative Selling Price**
$630,000 - $665,000
**Median House Price**
March quarter 2026: $765,000

## Comparable Properties



**4 St Clare Av LAKE GARDENS 3355 (REI/VG)**

3 2 2

**Price:** $677,500
**Method:** Private Sale
**Date:** 30/12/2025
**Property Type:** House
**Land Size:** 367 sqm approx

Agent Comments

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 eighteen months.



REIV THE DIFFERENCE

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