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	16 AYRVALE AVENUE LAKE GARDENS VIC 3355

Indicative selling price

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

~~Single Price~~		or range between	$830,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$694,934	Property type	House	Suburb	Lake Gardens
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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
31 FAVERSHAM AVENUE LAKE GARDENS VIC 3355	$850,000	10-Mar-26
24 ST MICHAELS PLACE LAKE GARDENS VIC 3355	$865,000	22-Oct-25
42 LAKE GARDENS AVENUE LAKE GARDENS VIC 3355	$870,000	19-Dec-25

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.~~

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31 FAVERSHAM AVENUE LAKE GARDENS VIC 3355

4 2 1

Sold Price **$850,000** Sold Date **10-Mar-26**

Distance **0.39km**

24 ST MICHAELS PLACE LAKE GARDENS VIC 3355

4 2 2

Sold Price **$865,000** Sold Date **22-Oct-25**

Distance **0.38km**

42 LAKE GARDENS AVENUE LAKE GARDENS VIC 3355

4 2 2

Sold Price **$870,000** Sold Date **19-Dec-25**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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