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	70 Cinnamon Drive, Lake Gardens Vic 3355

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $709,868 Property Type House Suburb Lake Gardens

Period - From 01/07/2025 to 30/06/2026 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

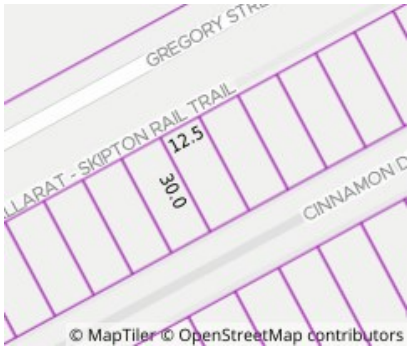
	Address of comparable property	Price	Date of sale
1	43 Cinnamon Dr LAKE GARDENS 3355	$672,000	15/04/2026
2	27 Cinnamon Dr LAKE GARDENS 3355	$680,000	09/12/2025
3	32 Limetree Way LAKE GARDENS 3355	$685,000	14/05/2025

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: 25/08/2026 09:09

70 Cinnamon Drive, Lake Gardens Vic 3355



Property Type: Land
Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $680,000
Median House Price
Year ending June 2026: $709,868

Comparable Properties



43 Cinnamon Dr LAKE GARDENS 3355 (REI/VG)

4 2 2

Price: $672,000
Method: Private Sale
Date: 15/04/2026
Property Type: House
Land Size: 364 sqm approx

Agent Comments



27 Cinnamon Dr LAKE GARDENS 3355 (REI/VG)

4 2 2

Price: $680,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments



32 Limetree Way LAKE GARDENS 3355 (REI/VG)

4 2 2

Price: $685,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 355 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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