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	30 Parbury Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Range between $545,000 & $565,000

Median sale price

Median price $747,500 Property Type House Suburb Lake Gardens

Period - From 01/10/2024 to 31/12/2024 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	21 Parbury Av LAKE GARDENS 3355	$540,000	18/11/2024
2	21 Parbury Av LAKE GARDENS 3355	$540,000	18/11/2024
3	13 Taunton Pl LAKE GARDENS 3355	$572,000	12/03/2024

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: 19/03/2025 12:43

30 Parbury Avenue, Lake Gardens Vic 3355

Jason Ingram
0488 471 614
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3 2 2

Property Type: House
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$545,000 - $565,000
Median House Price
December quarter 2024: $747,500

Comparable Properties



21 Parbury Av LAKE GARDENS 3355 (REI/VG)

3 1 1

Price: $540,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 300 sqm approx

Agent Comments



21 Parbury Av LAKE GARDENS 3355 (REI/VG)

3 1 1

Price: $540,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 300 sqm approx

Agent Comments



13 Taunton Pl LAKE GARDENS 3355 (REI/VG)

3 2 2

Price: $572,000
Method: Private Sale
Date: 12/03/2024
Property Type: House (Res)
Land Size: 362 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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