

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

42 FAVERSHAM 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

\$890,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Lake Gardens

Period-from

01 Mar 2025

to

28 Feb 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

7 LINDISFARNE CRESCENT LAKE WENDOUREE VIC 3350	\$897,500	13-Feb-26
20 ALEXANDER AVENUE WENDOUREE VIC 3355	\$910,000	04-Feb-26
1899 STURT STREET ALFREDTON VIC 3350	\$935,000	15-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.~~

This Statement of Information was prepared on: 02 March 2026


**7 LINDISFARNE CRESCENT LAKE
WENDOUREE VIC 3350**

Sold Price

^{RS}
\$897,500

Sold Date

13-Feb-26


3



2



1

Distance

1.31km

**20 ALEXANDER AVENUE
WENDOUREE VIC 3355**

Sold Price

^{RS}
\$910,000

Sold Date

04-Feb-26


3



2



3

Distance

1.83km

**1899 STURT STREET ALFREDTON
VIC 3350**

Sold Price

^{RS}
\$935,000

Sold Date

15-Dec-25


4



2



2

Distance

2km
RS = Recent sale

UN = Undisclosed Sale

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