Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date prepared: **14/11/2026**

Property offered for sale

Address
Including suburb and postcode: 8A CINNAMON DRIVE, LAKE GARDENS, VIC 3355

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
HOUSE	4	2	1	141	319

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price:

or

Range between: $730,000 & $750,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price:

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3 to 12 month period ending no more than 6 months before this statement was prepared.

Median price: $719,934 Property Type: House Suburb: LAKE GARDENS

Period - From: 01 Nov 2025 to: 31 Oct 2026 Source: Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.
If there were fewer than three, but one or two, comparable properties, these must be included below.
There properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale Price	Date of sale
6 CINNAMON DRIVE LAKE GARDENS VIC 3355	$795,000	06-Mar-26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
HOUSE	4	2	2	199	538

Comparable property 2

Address	Sale Price	Date of sale
14 CINNAMON DRIVE LAKE GARDENS VIC 3355	$709,868	10-Oct-25

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
HOUSE	4	2	2	156	399

Comparable property 3

Address	Sale Price	Date of sale
18 ST SWINDONS AVENUE LAKE GARDENS VIC 3355	$730,000	03-Sep-25

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
HOUSE	4	2	2	166	627

Reasons there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	