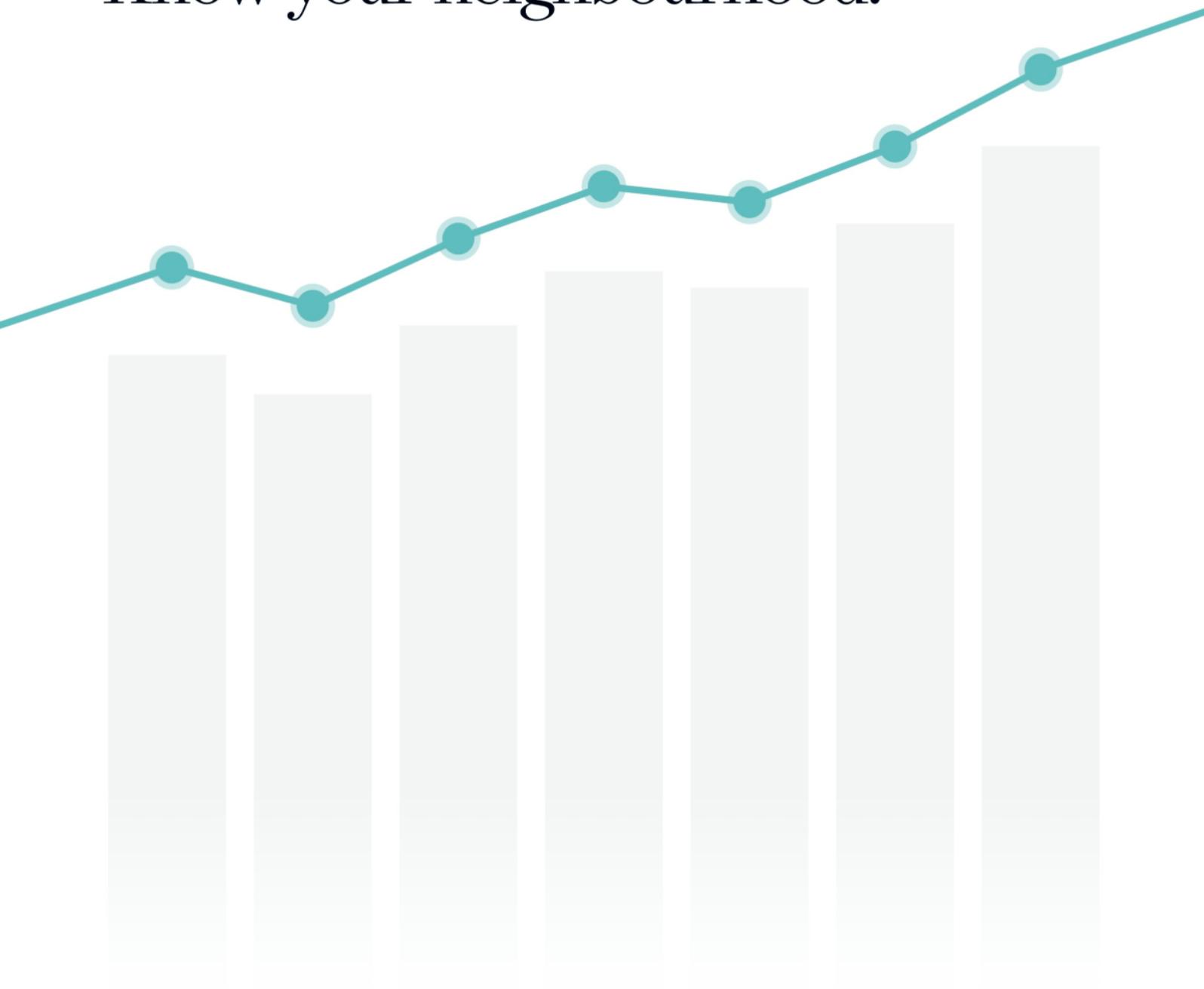


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

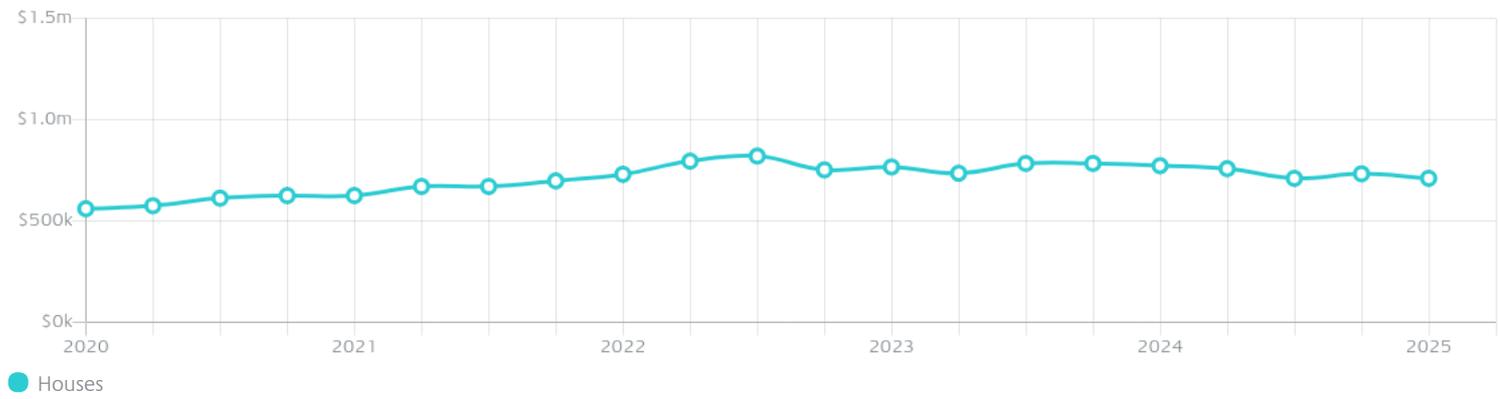
Median

\$710k

Quarterly Price Change

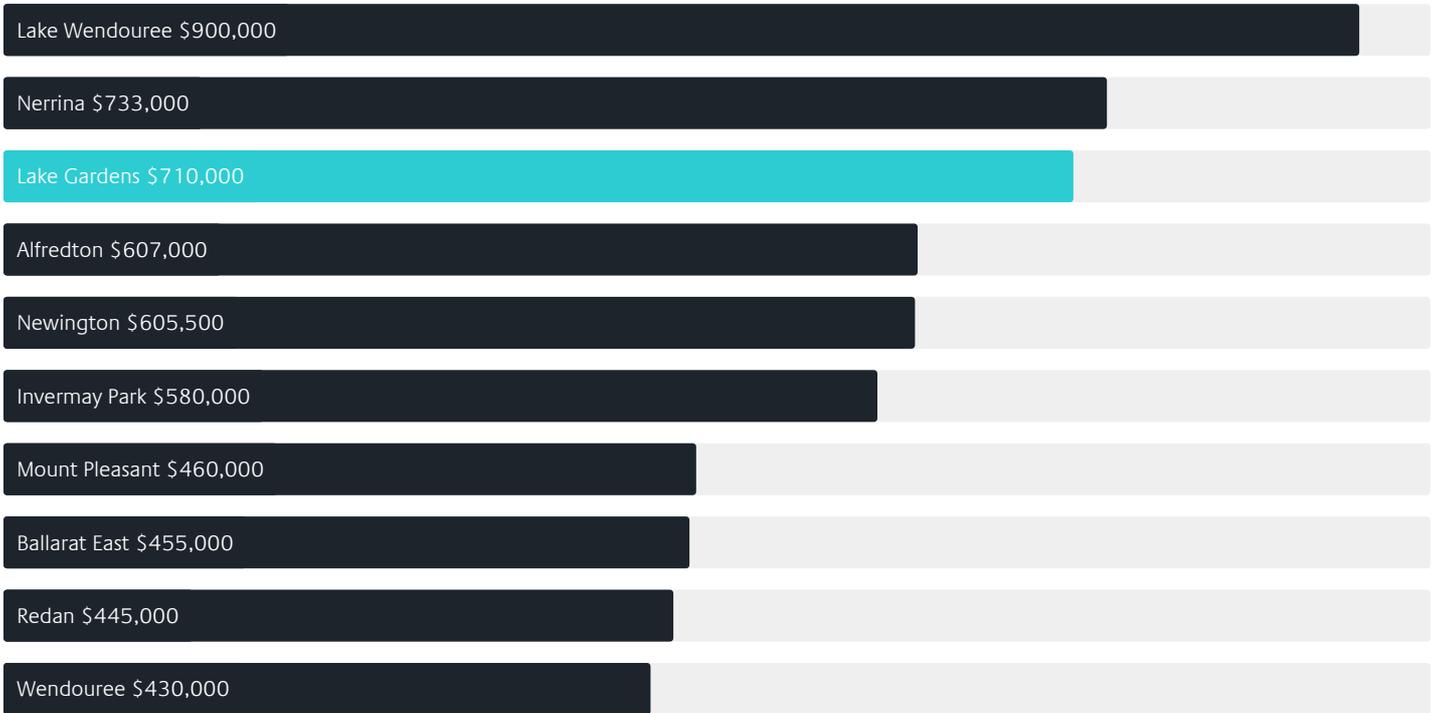
-3.07% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*

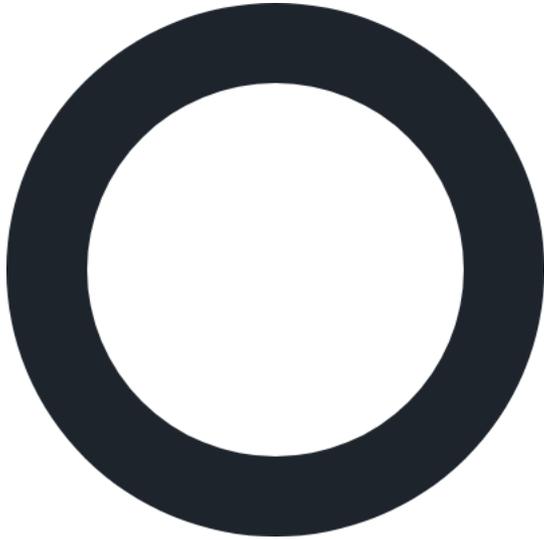


Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Private 100%

Median Days on Market[^]

29 days

Average Hold Period^{*}

6.3 years

Insights

Dwelling Type[^]



● Houses 93% ● Units 7%

Ownership[^]



● Owned Outright 54% ● Mortgaged 23% ● Rented 23%

Population[^]

1,801

Median Asking Rent per week^{*}

\$465

Population Growth[^]

6.25%

Rental Yield^{*}

3.38%

Median Age[^]

51 years

Median Household Size[^]

2.3 people

Sold Properties~

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 32 Limetree Way Lake Gardens	4	House	\$685,000	14 May 2025
 26 Norfolk Av Lake Gardens	3	House	\$585,000	09 May 2025
 30 Parbury Av Lake Gardens	3	House	\$540,000	05 May 2025
 3 Twyford Av Lake Gardens	3	House	\$618,000	02 May 2025
 62 Lake Gardens Av Lake Gardens	3	House	\$880,000	23 Apr 2025
 39 Ayrvale Av Lake Gardens	3	House	\$576,000	01 Apr 2025
 19 Elstead Way Lake Gardens	3	House	\$600,000	21 Mar 2025
 36 Lake Gardens Av Lake Gardens	3	House	\$565,000	20 Mar 2025
 37 Faversham Av Lake Gardens	4	House	\$710,000	26 Feb 2025
 36 Faversham Av Lake Gardens	4	House	\$695,000	26 Feb 2025
 19 St Michaels Pl Lake Gardens	4	House	\$845,000	18 Feb 2025
 24 Stirling Dr Lake Gardens	4	House	\$701,000	30 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 27 Ayrvale Av Lake Gardens	3	House	\$535,000	24 Jan 2025
 13 St Chester Av Lake Gardens	4	House	\$740,000	22 Jan 2025
 20 St Michaels Pl Lake Gardens	4	Townhouse	\$715,000	09 Jan 2025
 15 FAVERSHAM Av LAKE GARDENS	5	House	\$875,000	12 Dec 2024
 3 St Cedars Gr Lake Gardens	4	House	\$685,000	12 Dec 2024
 12 St Robbins Av Lake Gardens	4	House	\$679,000	03 Dec 2024
 37 Stirling Dr Lake Gardens	4	House	\$870,000	26 Nov 2024
 3 Stirling Dr Lake Gardens	3	House	\$770,000	26 Nov 2024
 21 Parbury Av Lake Gardens	3	House	\$540,000	18 Nov 2024
 76 Lake Gardens Av Lake Gardens	4	House	\$700,000	15 Nov 2024
 10 Parbury Av Lake Gardens	3	House	\$800,000	08 Nov 2024
 27 St Chester Av Lake Gardens	4	House	\$850,000	19 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 98 Stirling Dr Lake Gardens	4	House	\$725,000	16 Oct 2024
 25 Cinnamon Dr Lake Gardens	3	House	\$690,000	25 Sep 2024
 8 St Andrews Pl Lake Gardens	3	House	\$890,000	23 Aug 2024
 11 Ayrvale Av Lake Gardens	3	House	\$540,000	09 Aug 2024
 32 St Chester Av Lake Gardens	4	House	\$905,000	02 Aug 2024
 10 St Clare Av Lake Gardens	3	House	\$545,000	11 Jul 2024
 4 St Andrews Pl Lake Gardens	5	House	\$890,000	21 Jun 2024
 57 Lake Gardens Av Lake Gardens	4	House	\$650,000	11 Jun 2024
 48 Cinnamon Dr Lake Gardens	3	House	\$690,000	07 Jun 2024

Jellis Craig

Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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