

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

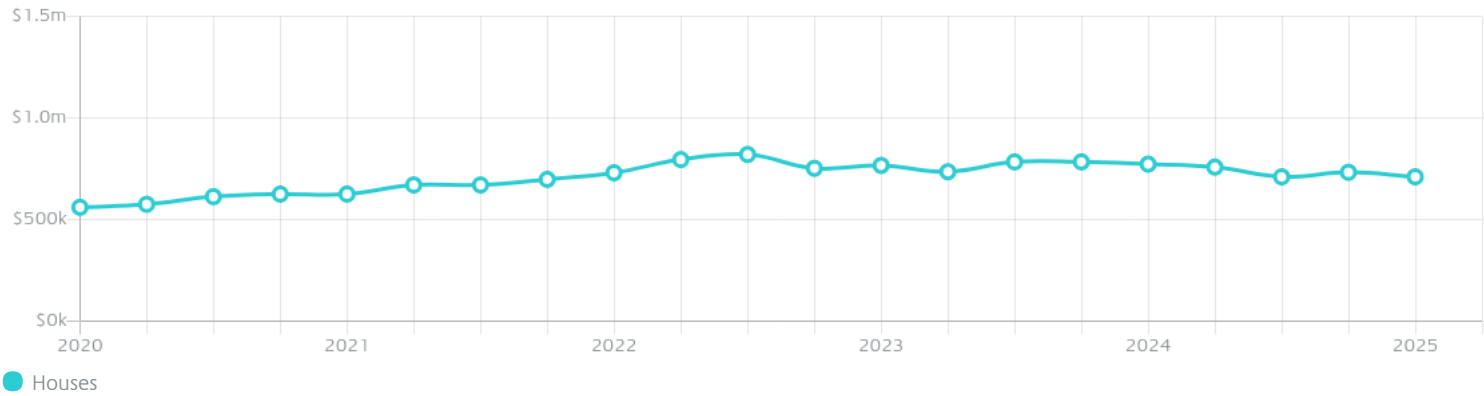
Median

\$710k

Quarterly Price Change

-3.07% ↓

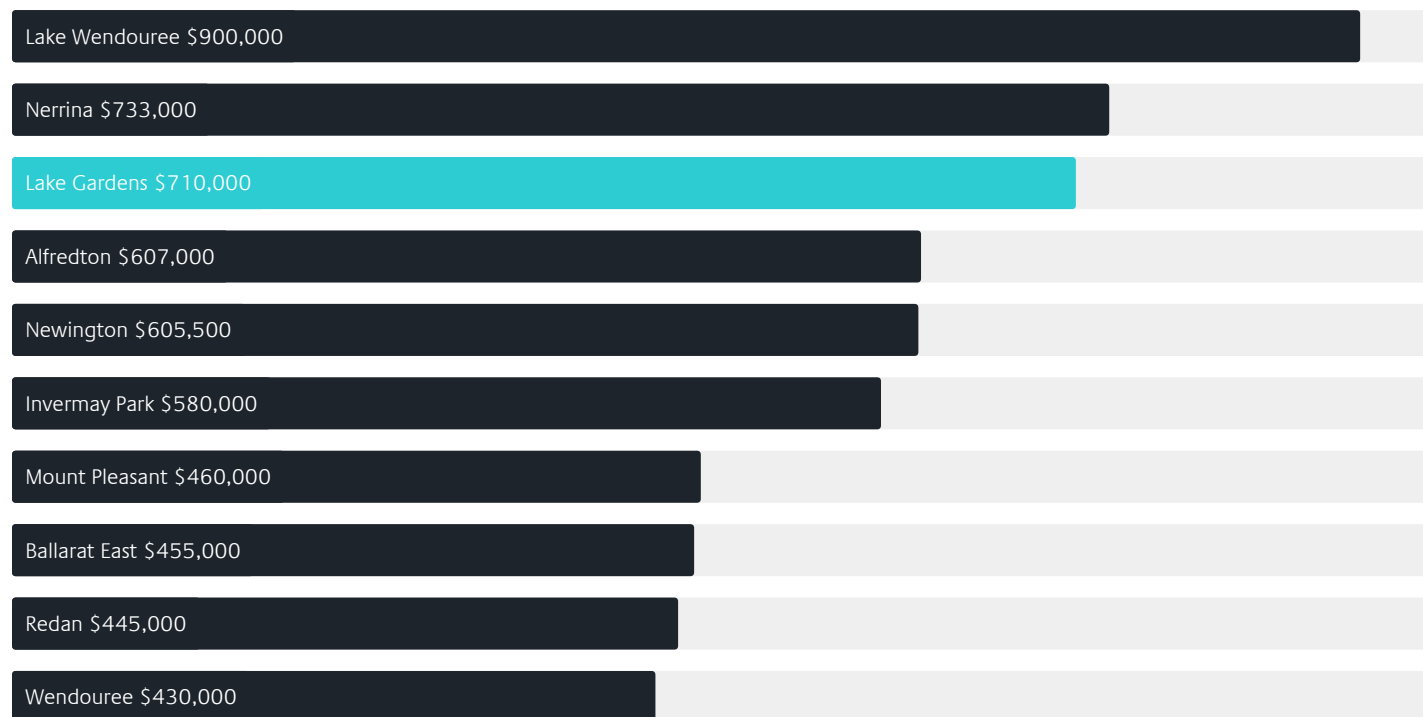
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Private 100%

## Average Hold Period<sup>\*</sup>

6.3 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 93% ● Units 7%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

1,801

## Median Asking Rent per week<sup>\*</sup>

\$465

## Population Growth<sup>^</sup>

6.25%

## Rental Yield<sup>\*</sup>

3.38%

## Median Age<sup>^</sup>





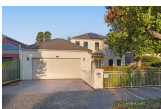







51 years

## Median Household Size<sup>^</sup>













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 [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 26 Norfolk Av Lake Gardens	3	House	\$451,000	31 May 2024
 34 St Helens Av Lake Gardens	4	House	\$950,000	30 May 2024
 1 St Robbins Av Lake Gardens	4	House	\$745,000	28 May 2024
 5 Limetree Way Lake Gardens	3	House	\$740,000	22 May 2024
 18 St Glens Way Lake Gardens	4	House	\$1,200,000	16 May 2024
 49 Faversham Av Lake Gardens	4	House	\$825,000	11 May 2024



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[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/05/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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