



# Lake Gardens Suburb Report

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Your connection to property insights



**JellisCraig**

# Property Prices

LAKE GARDENS SUBURB REPORT

## Median house price<sup>1</sup>

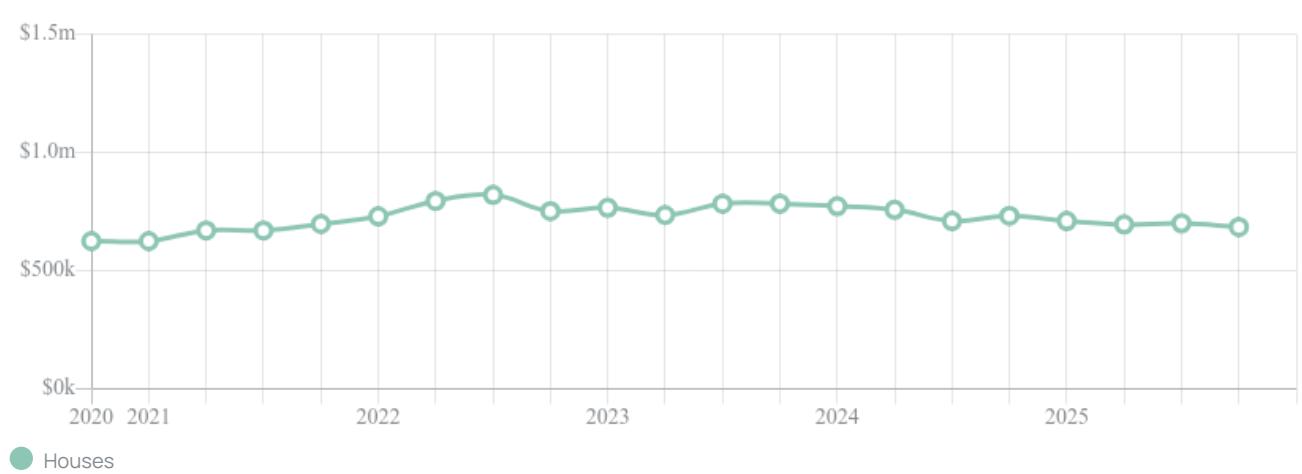
Median

**\$685k**

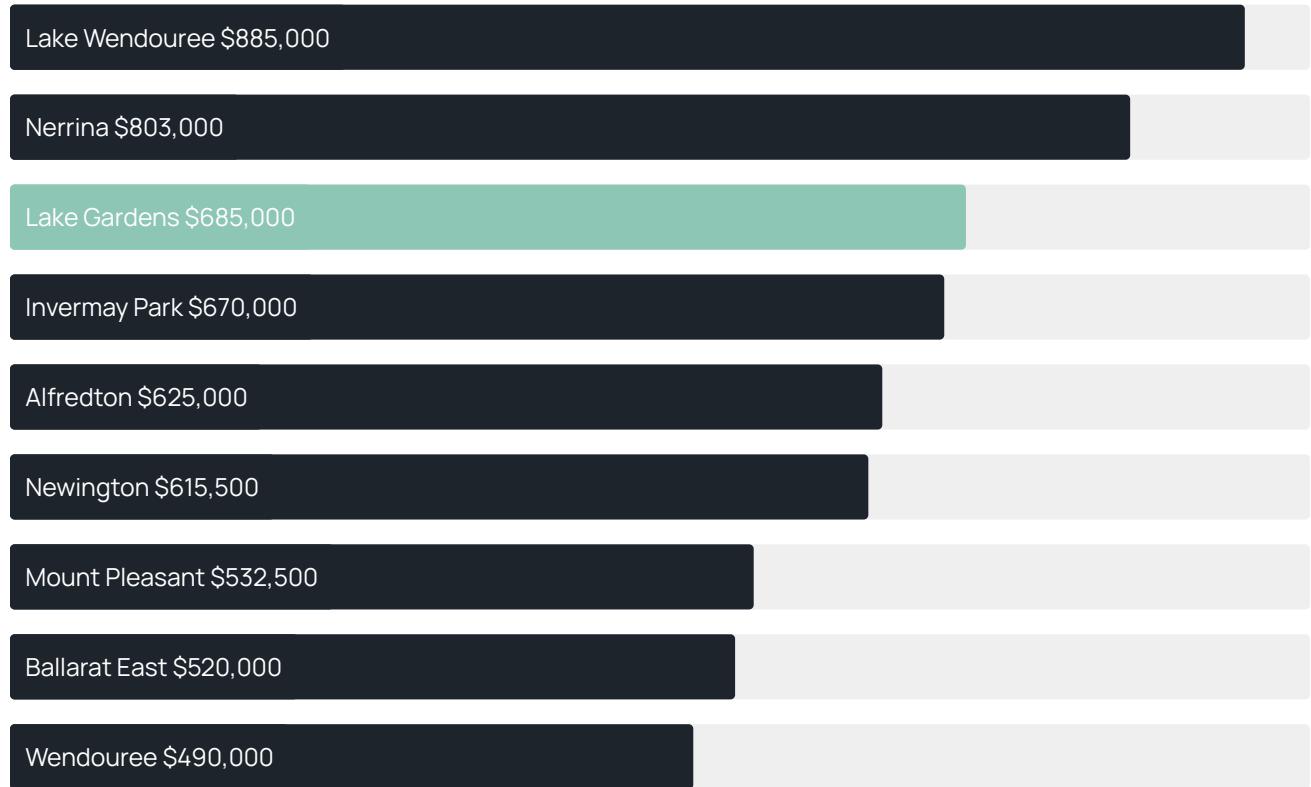
Quarterly price change

**-2.14% ↓**

## Quarterly price change<sup>1</sup>



## Median house price<sup>1</sup>



## Median unit price<sup>1</sup>



# Sales Snapshot

LAKE GARDENS SUBURB REPORT

## Sale method<sup>2</sup>



Median days on market<sup>3</sup>

16 days

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Average hold period<sup>1</sup>

6.3 years

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# Insights

## Dwelling type<sup>5</sup>



● Houses 93% ● Units 7%

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## Ownership<sup>5</sup>



● Owned outright 54% ● Mortgaged 23% ● Rented 23%

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## Population<sup>5</sup>

1,801

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## Median asking rent<sup>1</sup>

\$480 per week

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## Population growth<sup>5</sup>

6.25%

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## Rental yield<sup>1</sup>

3.38%

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## Median age<sup>5</sup>

51 years

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## Median household size<sup>5</sup>

2.3 people

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## LAKE GARDENS SUBURB REPORT

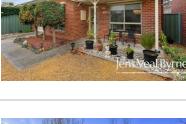
### Recent Lake Gardens sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jelliscraig.com.au/suburb-reports](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 27 Limetree Way Lake Gardens	4	House	\$750,000	09 Jan 2026
 4 St Clare Av Lake Gardens	3	House	\$677,500	30 Dec 2025
 3 Faversham Av Lake Gardens	4	House	\$780,000	23 Dec 2025
 42 Lake Gardens Av Lake Gardens	4	House	\$870,000	19 Dec 2025
 27 Cinnamon Dr Lake Gardens	4	House	\$680,000	09 Dec 2025
 2 Zelkova Pl Lake Gardens	3	House	\$510,000	13 Nov 2025
 8 Elstead Way Lake Gardens	3	House	\$563,000	13 Nov 2025
 6 Parbury Av Lake Gardens	4	House	\$636,000	13 Nov 2025
 24 St Michaels Pl Lake Gardens	4	House	\$865,000	23 Oct 2025
 14 Cinnamon Dr Lake Gardens	4	House	\$709,868	10 Oct 2025

# Sold Properties

## LAKE GARDENS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 52 Norfolk Av Lake Gardens	3	House	\$575,000	06 Oct 2025
 7 St Swindons Av Lake Gardens	3	House	\$749,000	29 Sep 2025
 18 St Swindons Av Lake Gardens	4	House	\$730,000	04 Sep 2025
 32 Stirling Dr Lake Gardens	3	House	\$800,000	04 Sep 2025
 3 St Swindons Av Lake Gardens	4	House	\$820,000	03 Sep 2025
 2/15 Limetree Way Lake Gardens	4	House	\$600,000	01 Sep 2025
 3/15 Limetree Way Lake Gardens	4	Townhouse	\$610,000	29 Aug 2025
 59 St Michaels Pl Lake Gardens	5	House	\$1,650,000	24 Jul 2025
 18 Somerset Av Lake Gardens	2	House	\$559,000	18 Jul 2025
 21 Cinnamon Dr Lake Gardens	4	House	\$667,500	17 Jul 2025

# Sold Properties

## LAKE GARDENS SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 44 Norfolk Av Lake Gardens	3	House	\$586,000	10 Jul 2025
 4/15 Limetree Way Lake Gardens	4	Townhouse	\$599,999	08 Jul 2025
 11 St Andrews Pl Lake Gardens	5	House	\$1,420,000	13 Jun 2025
 12 Somerset Av Lake Gardens	3	House	\$540,000	26 May 2025
 32 Limetree Way Lake Gardens	4	House	\$685,000	14 May 2025
 5 St Michaels Pl Lake Gardens	3	House	\$800,000	13 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



**Jellis Craig Ballarat**  
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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