



Lake Gardens

Suburb Report



Your connection to property insights



JellisCraig

LAKE GARDENS SUBURB REPORT

Median house price¹

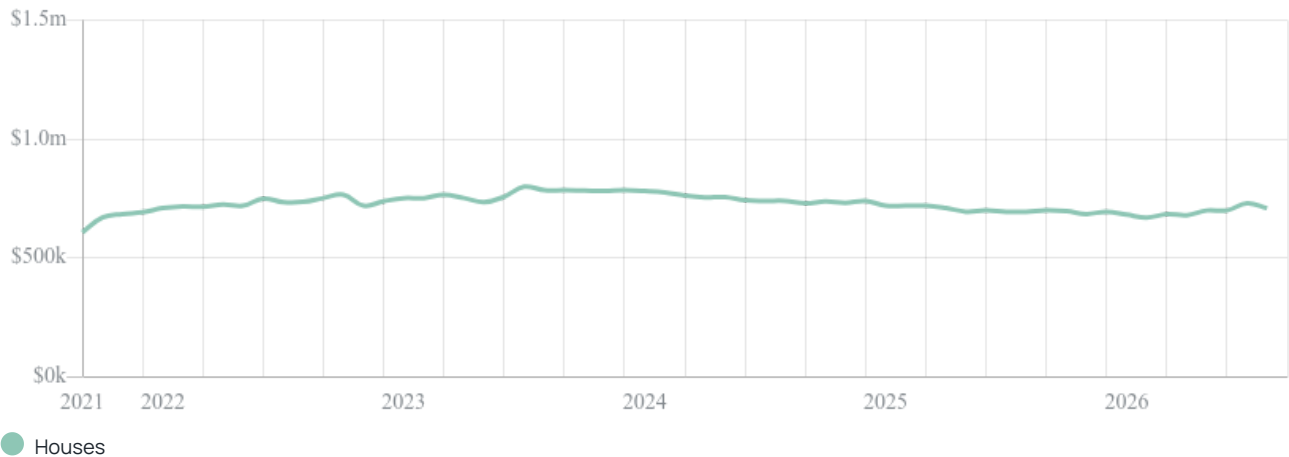
Median

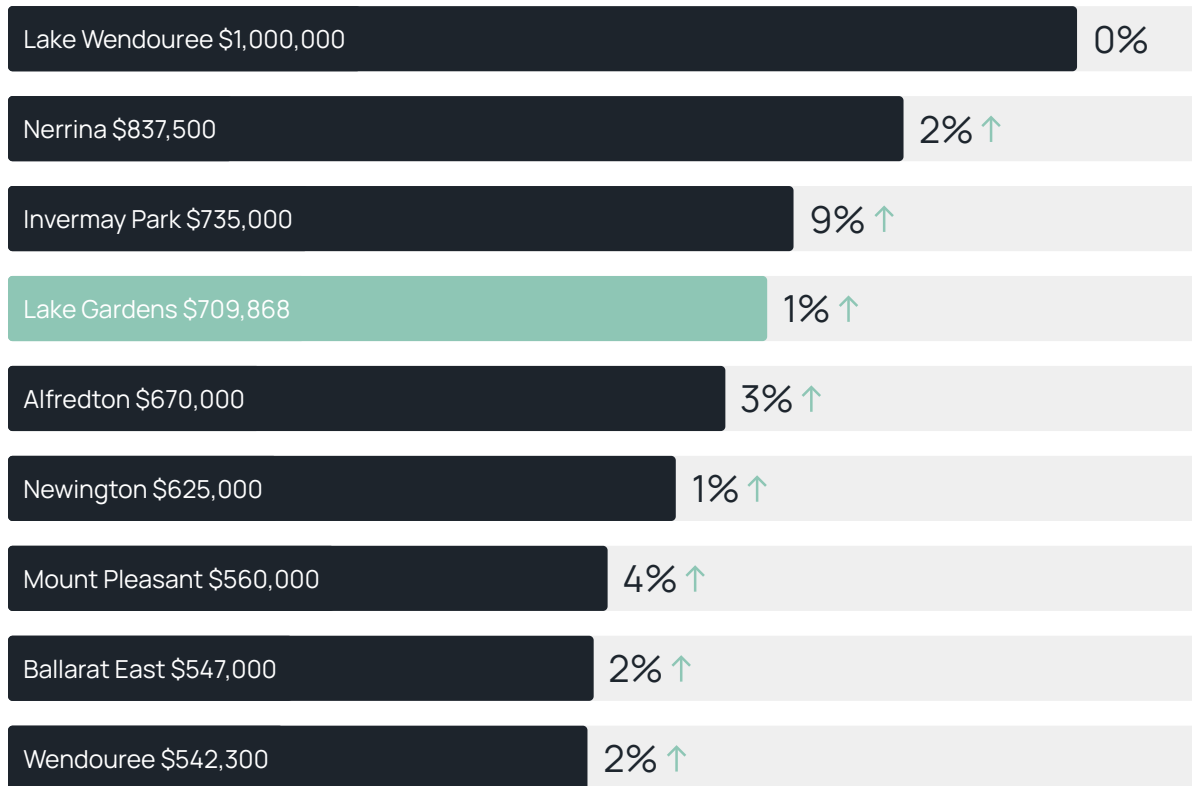
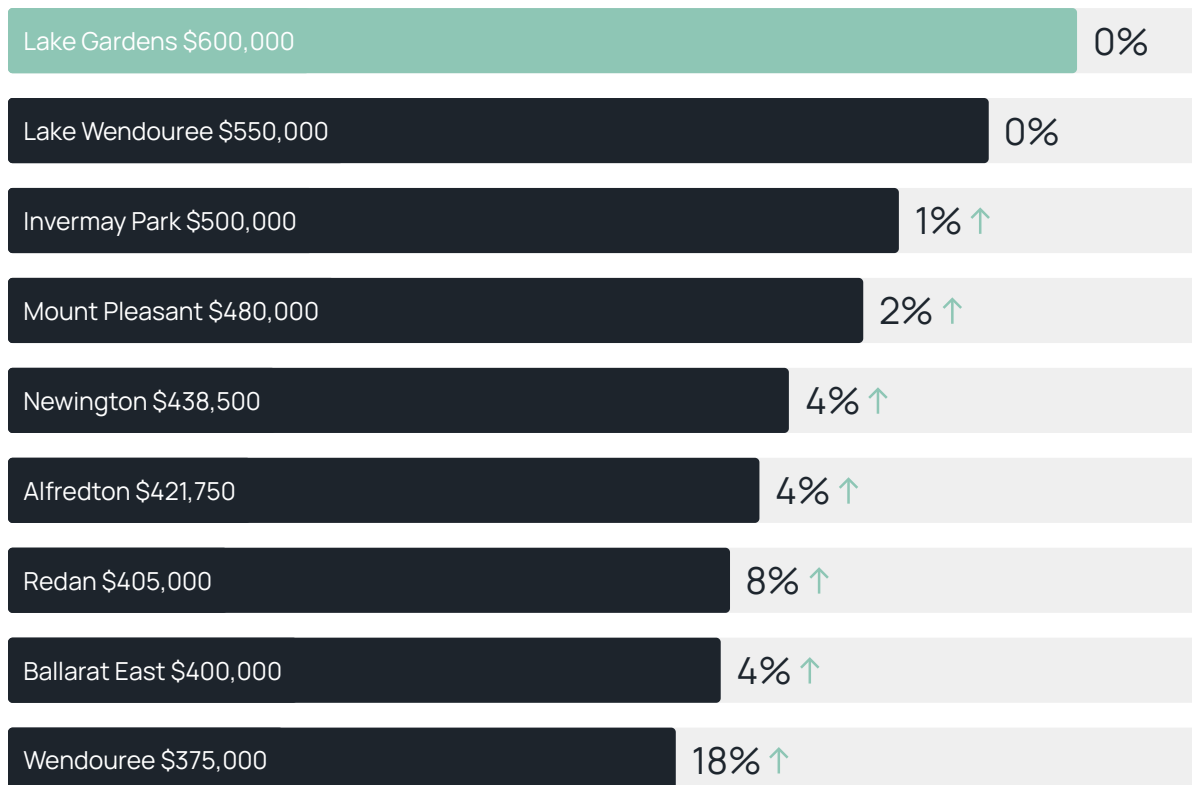
\$710k

Quarterly price change

-2.76% ↓

Lake Gardens quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 3%
● Private 98%

Auction clearance rate³

100%

Median days on market³

House

35 days

Unit

167 days

Average hold period¹

House

9.4 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 50% ● Mortgaged 21% ● Rented 29%

Population⁵

1,801

Median asking rent per week¹

Unit

\$490

\$490

Population growth⁵

6.25%

Rental yield¹

House

3.57%

Unit

4.43%

Median age⁵

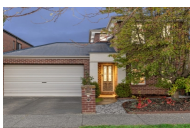
51 years

Median household size⁵

2.3 people

Recent Lake Gardens sales²

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 70 Cinnamon Drive Lake Gardens	4	House	\$607,000	29 Sep 2026
 67 Lake Gardens Avenue Lake Gardens	3	House	Undisclosed	19 Sep 2026
 1 Scarlet Drive Lake Gardens	5	House	Undisclosed	14 Sep 2026
 11 Parbury Avenue Lake Gardens	3	House	\$650,000	01 Sep 2026
 37 Scarlet Drive Lake Gardens	0	Residential_land	\$368,000	31 Aug 2026
 7 St Clare Avenue Lake Gardens	3	House	Undisclosed	30 Aug 2026
 73 Faversham Avenue Lake Gardens	4	House	\$810,000	17 Aug 2026
 17 Ayrvale Avenue Lake Gardens	3	House	\$668,000	10 Aug 2026
 10 St Robbins Avenue Lake Gardens	4	House	\$650,000	10 Aug 2026
 55 St Michaels Place Lake Gardens	4	House	Undisclosed	29 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 62 Lake Gardens Avenue Lake Gardens	4	House	\$965,000	23 Jul 2026
 45 St Michaels Place Lake Gardens	4	House	\$850,000	22 Jul 2026
 43 Limetree Way Lake Gardens	4	House	\$705,000	15 Jul 2026
 47 Ayrvale Avenue Lake Gardens	3	House	\$630,000	27 May 2026
 78 Lake Gardens Avenue Lake Gardens	4	House	\$700,000	26 May 2026
 7 St Glens Way Lake Gardens	4	House	\$1,230,000	15 May 2026
 13 Garden Court Lake Gardens	3	House	\$700,000	13 May 2026
 23 Stirling Drive Lake Gardens	3	House	\$632,500	27 Apr 2026
 43 Cinnamon Drive Lake Gardens	4	House	\$672,000	15 Apr 2026
 42 Faversham Avenue Lake Gardens	4	House	\$910,000	09 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 31 Faversham Avenue Lake Gardens	4	House	\$850,000	19 Mar 2026
 6 Norfolk Avenue Lake Gardens	3	House	\$550,000	12 Mar 2026
 11 Limetree Way Lake Gardens	4	House	\$765,000	07 Mar 2026
 6 Cinnamon Drive Lake Gardens	4	House	\$795,000	06 Mar 2026
 1 St Michaels Place Lake Gardens	3	House	\$905,000	27 Feb 2026
 22 Norfolk Avenue Lake Gardens	3	House	\$615,000	06 Feb 2026
 27 Limetree Way Lake Gardens	4	House	\$750,000	29 Jan 2026
 30 Norfolk Avenue Lake Gardens	3	House	\$615,000	29 Jan 2026
 32 St Andrews Place Lake Gardens	3	House	\$670,000	20 Jan 2026
 4 St Clare Avenue Lake Gardens	3	House	\$677,500	30 Dec 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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