

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

497 Lakeside Drive, Lake Boga, Vic 3584

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$650,000

### Median sale price

Median price

\$480,000

Property type

House

Suburb

Lake Boga

Period - From

01/02/2026

to

30/04/2026

Source



### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
355 Lakeside Drive, Lake Boga, VIC 3584	\$615,000	12/12/2024
553 Lakeside Drive, Lake Boga, VIC 3584	\$640,000	19/08/2025
11 Lakeside Drive, Lake Boga, VIC 3584	\$750,000	30/01/2025

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 27/05/2026