Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
-----------------	---------	----------

Address	918 Geelong Road, Canadian Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$630,000

Median sale price

Median price	\$525,000	Pro	perty Type	House		Suburb	Canadian
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	702 Tress St MOUNT PLEASANT 3350	\$615,000	06/05/2025
2	8 Hale Av MOUNT CLEAR 3350	\$590,200	17/03/2025
3	716 Laurie St MOUNT PLEASANT 3350	\$612,000	14/03/2025

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 18 months.

This Statement of Information was prepared on:	14/08/2025 08:20
--	------------------



Date of sale

JellisCraig





Property Type: House Land Size: 669 sqm approx **Agent Comments**

Indicative Selling Price \$590,000 - \$630,000 **Median House Price** June quarter 2025: \$525,000

Comparable Properties



702 Tress St MOUNT PLEASANT 3350 (REI/VG)

Price: \$615,000 Method: Private Sale Date: 06/05/2025 Property Type: House

Land Size: 662 sqm approx

Agent Comments



8 Hale Av MOUNT CLEAR 3350 (VG)

Agent Comments

Price: \$590,200 Method: Sale Date: 17/03/2025

Property Type: House (Res) Land Size: 643 sqm approx

716 Laurie St MOUNT PLEASANT 3350 (REI/VG)

Price: \$612,000 Method: Private Sale Date: 14/03/2025 Property Type: House Land Size: 583 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.