

# 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 or  
locality and postcode

918 Geelong Road, Canadian Vic 3350

### Indicative selling price

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

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

### Median sale price

Median price \$525,000 Property 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	Price	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



3   
 2   
 6

**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

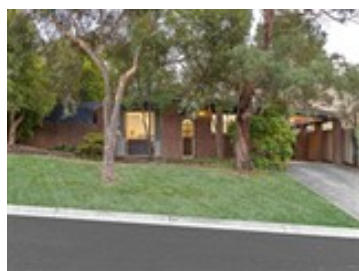


**702 Tress St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 06/05/2025  
**Property Type:** House  
**Land Size:** 662 sqm approx



**8 Hale Av MOUNT CLEAR 3350 (VG)**

Agent Comments

3   
 -   
 -

**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)**

Agent Comments

3   
 1   
 2

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

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