

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

21 Imperial Way, Canadian Vic 3350

Indicative selling price

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

Range between \$525,000 & \$565,000

Median sale price

Median price \$495,000 Property Type House Suburb Canadian

Period - From 27/06/2024 to 26/06/2025 Source Property Data

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	43 Belmar Cr CANADIAN 3350	\$520,000	09/04/2025
2	17 Belmar Cr CANADIAN 3350	\$545,000	20/02/2025
3	17 Tulloch Rise CANADIAN 3350	\$530,000	15/01/2025

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 18 months.~~

This Statement of Information was prepared on:

27/06/2025 12:17



3 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
\$525,000 - \$565,000
Median House Price
27/06/2024 - 26/06/2025: \$495,000

Comparable Properties



43 Belmar Cr CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 416 sqm approx



17 Belmar Cr CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$545,000
Method: Private Sale
Date: 20/02/2025
Property Type: House
Land Size: 641 sqm approx



17 Tulloch Rise CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$530,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 491 sqm approx