

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

1/317A LAL LAL STREET CANADIAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Canadian

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

19 KEVLAR CLOSE CANADIAN VIC 3350	\$485,000	28-Jul-25
22 ELDENWOOD MEWS CANADIAN VIC 3350	\$485,000	21-Oct-25
1/218A CLAYTON STREET CANADIAN VIC 3350	\$485,000	11-Apr-25

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.~~

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19 KEVLAR CLOSE CANADIAN VIC 3350

3 2 1

Sold Price

\$485,000

Sold Date

28-Jul-25

Distance

0.62km



**22 ELDENWOOD MEWS
CANADIAN VIC 3350**

3 2 2

Sold Price

Sold Date

21-Oct-25

Distance

0.29km



**1/218A CLAYTON STREET
CANADIAN VIC 3350**

3 2 1

Sold Price

Sold Date

11-Apr-25

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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