

## 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	3/749 GEELONG ROAD CANADIAN VIC 3350
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### 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	\$420,000	&	\$450,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$541,000	Property type	Other	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
2/107A LARTER STREET BALLARAT EAST VIC 3350	\$430,000	05-Jan-26
4/322-324 CLAYTON STREET CANADIAN VIC 3350	\$430,000	17-Dec-25
1/21 MCKEE STREET GOLDEN POINT VIC 3350	\$440,000	01-Oct-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.

This Statement of Information was prepared on: 27 January 2026



2/107A LARTER STREET  
BALLARAT EAST VIC 3350

2 1 1

Sold Price

<sup>RS</sup> \$430,000 Sold Date 05-Jan-26

Distance 1.88km



4/322-324 CLAYTON STREET  
CANADIAN VIC 3350

2 1 1

Sold Price

Sold Date 17-Dec-25

Distance 1.44km



1/21 MCKEE STREET GOLDEN  
POINT VIC 3350

2 1 1

Sold Price

\$440,000 Sold Date 01-Oct-25

Distance 1.23km

RS = Recent sale UN = Undisclosed Sale

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