

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

304 JOSEPH 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Other

Suburb

Canadian

Period-from

01 Feb 2025

to

31 Jan 2026

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

63 LOVENEAR GROVE BALLARAT EAST VIC 3350	\$326,200	22-Feb-25
527 YORK STREET BALLARAT EAST VIC 3350	\$431,500	26-Jun-25
911 GEELONG ROAD CANADIAN VIC 3350	\$430,000	25-Sep-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: 25 February 2026



**63 LOVENEAR GROVE BALLARAT
EAST VIC 3350**

3 1 -

Sold Price

\$326,200

Sold Date

22-Feb-25

Distance

0.82km



**527 YORK STREET BALLARAT
EAST VIC 3350**

3 1 -

Sold Price

\$431,500

Sold Date

26-Jun-25

Distance

1.03km



**911 GEELONG ROAD CANADIAN
VIC 3350**

2 1 2

Sold Price

\$430,000

Sold Date

25-Sep-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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