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	$350,000	&	$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	House	Suburb	Canadian
Period-from	01 Mar 2025	to	28 Feb 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
11 LITTLE DODDS STREET GOLDEN POINT VIC 3350	$370,000	17-Feb-25
46 FRANCES CRESCENT BALLARAT EAST VIC 3350	$330,000	26-Dec-25
829 HUMFFRAY STREET SOUTH MOUNT PLEASANT VIC 3350	$342,000	20-Jan-26

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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11 LITTLE DODDS STREET GOLDEN POINT VIC 3350

3 1 2

Sold Price **$370,000** Sold Date **17-Feb-25**

Distance **0.97km**



46 FRANCES CRESCENT BALLARAT EAST VIC 3350

3 1 2

Sold Price **$330,000** Sold Date **26-Dec-25**

Distance **1.38km**



829 HUMFFRAY STREET SOUTH MOUNT PLEASANT VIC 3350

3 2 1

Sold Price **$342,000** Sold Date **20-Jan-26**

Distance **2.26km**

RS = Recent sale **UN** = Undisclosed Sale

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