

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

24 TULLOCH RISE 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

\$675,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,750

Property type

House

Suburb

Canadian

Period-from

01 Jul 2025

to

30 Jun 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

8 PARK LANE MOUNT HELEN VIC 3350	\$665,000	22-Jun-26
36 OAKBANK DRIVE MOUNT HELEN VIC 3350	\$725,000	03-Dec-25
14 CANADIAN CRESCENT CANADIAN VIC 3350	\$740,000	17-Apr-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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8 PARK LANE MOUNT HELEN VIC 3350

3 2 2

Sold Price

^{RS} \$665,000 Sold Date 22-Jun-26

Distance 3.31km



36 OAKBANK DRIVE MOUNT HELEN VIC 3350

3 2 2

Sold Price

\$725,000 Sold Date 03-Dec-25

Distance 3.43km



14 CANADIAN CRESCENT CANADIAN VIC 3350

3 2 2

Sold Price

\$740,000 Sold Date 17-Apr-26

Distance 0.06km

RS = Recent sale UN = Undisclosed Sale

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