

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

28 CANADIAN SPRINGS DRIVE 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Canadian

Period-from

01 Jul 2024

to

30 Jun 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

8 PENNYWEIGHT PLACE CANADIAN VIC 3350	\$585,000	18-Jan-25
22 BENNETT STREET CANADIAN VIC 3350	\$595,000	05-Jun-24
413 RICHARDS STREET CANADIAN VIC 3350	\$625,000	26-May-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: 24 July 2025

McGrath

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**8 PENNYWEIGHT PLACE
CANADIAN VIC 3350**

3 2 2

Sold Price

\$585,000

Sold Date

18-Jan-25

Distance

0.17km



**22 BENNETT STREET CANADIAN
VIC 3350**

3 2 2

Sold Price

\$595,000

Sold Date

05-Jun-24

Distance

0.25km



**413 RICHARDS STREET CANADIAN
VIC 3350**

3 2 2

Sold Price

^{RS}**\$625,000**

Sold Date

26-May-25

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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