

# 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 or  
locality and postcode

3 Gale Street, Canadian Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$229,000

### Median sale price

Median price

\$375,000

Property Type

Vacant land

Suburb

Canadian

Period - From

28/07/2024

to

27/07/2025

Source

Property Data

### 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
1	9 Steinfeld St.N BALLARAT CENTRAL 3350	\$220,000	04/06/2025
2	13 June Ct BALLARAT EAST 3350	\$260,000	25/10/2024
3	42 Glendenning St CANADIAN 3350	\$247,500	21/02/2024

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:

28/07/2025 12:11



**Property Type:** Land  
**Land Size:** 357 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$229,000

**Median Land Price**

28/07/2024 - 27/07/2025: \$375,000

## Comparable Properties

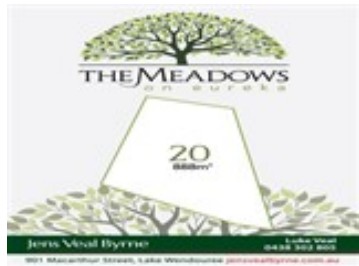


**9 Steinfeld St.N BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**



**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 04/06/2025  
**Property Type:** Land  
**Land Size:** 301 sqm approx



**13 June Ct BALLARAT EAST 3350 (VG)**

**Agent Comments**



**Price:** \$260,000  
**Method:** Sale  
**Date:** 25/10/2024  
**Property Type:** Land  
**Land Size:** 888 sqm approx



**42 Glendenning St CANADIAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$247,500  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** Land  
**Land Size:** 404 sqm approx

**Account - Fletchers** | P: 03 5333 4797