

## 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

34-36 MADDEN STREET NORTH KANIVA VIC 3419

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$310,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$187,000

Property type

Other

Suburb

Kaniva

Period-from

01 Oct 2024

to

30 Sep 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

7 PROGRESS STREET KANIVA VIC 3419	\$240,000	01-May-25
64 MADDEN STREET NORTH KANIVA VIC 3419	\$285,000	15-May-24
13-15 KELLY STREET KANIVA VIC 3419	\$420,000	23-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: 08 October 2025

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**7 PROGRESS STREET KANIVA VIC 3419**   Sold Price   **\$240,000**   Sold Date   **01-May-25**  
Distance   **0.18km**

3   1   1



**64 MADDEN STREET NORTH KANIVA VIC 3419**   Sold Price   **\$285,000**   Sold Date   **15-May-24**  
Distance   **0.44km**

3   1   2



**13-15 KELLY STREET KANIVA VIC 3419**   Sold Price   **\$420,000**   Sold Date   **23-May-25**  
Distance   **0.5km**

3   1   2

RS = Recent sale      UN = Undisclosed Sale

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