

## 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

1/749 GEELONG ROAD CANADIAN VIC 3350

### 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

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Other

Suburb

Canadian

Period-from

01 Jun 2025

to

31 May 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

2/749 GEELONG ROAD CANADIAN VIC 3350	\$420,000	19-Mar-26
3/749 GEELONG ROAD CANADIAN VIC 3350	\$422,000	26-Feb-26
2/712 GEELONG ROAD CANADIAN VIC 3350	\$455,000	03-Jun-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.~~

This Statement of Information was prepared on: 15 June 2026



**2/749 GEELONG ROAD CANADIAN** Sold Price  
VIC 3350

2 1 1

**\$420,000** Sold Date **19-Mar-26**

Distance **0km**



**3/749 GEELONG ROAD CANADIAN** Sold Price  
VIC 3350

2 1 1

**\$422,000** Sold Date **26-Feb-26**

Distance **0km**



**2/712 GEELONG ROAD CANADIAN** Sold Price  
VIC 3350

2 1 1

<sup>RS</sup> **\$455,000** Sold Date **03-Jun-26**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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