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	14 Tinworth Avenue, Canadian Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $620,000

Median sale price

Median price $642,500 Property Type House Suburb Canadian

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	7 Jemacra Pl MOUNT CLEAR 3350	$600,000	15/04/2026
2	28 Fraser St MOUNT PLEASANT 3350	$590,000	06/03/2026
3	14 Bennett St CANADIAN 3350	$628,000	19/12/2025

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: 15/05/2026 12:48

14 Tinworth Avenue, Canadian Vic 3350

JellisCraig



5 2 2

Property Type: House
Land Size: 582 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median House Price
March quarter 2026: $642,500

Comparable Properties



7 Jemacra Pl MOUNT CLEAR 3350 (REI)

5 2 2

Price: $600,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)

Agent Comments

28 Fraser St MOUNT PLEASANT 3350 (VG)

4 - -

Price: $590,000
Method: Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 324 sqm approx

Agent Comments



14 Bennett St CANADIAN 3350 (REI/VG)

4 2 2

Price: $628,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 393 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE | propertydata.com.au

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